United States Court of Appeals

for the Second Circuit

EXHIBITS

ORIGINAL

74-1660

B

United States Court of Appeals
FOR THE SECOND CIRCUIT

DOROTHY BOYD, individually and on behalf of all others similarly situated,

Plaintiff-Appellee,

INEZ STONEY,

Intervenor-Plaintiff-Appellee,

against

THE LEFRAK ORGANIZATION and LIFE REALTY, INC.,

Defendants-Appellants.

ON APPEAL FROM THE UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF NEW YORK

EXHIBIT VOLUME

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UNITED STATES COURT OF APPEALS
FILED
JUL 29 1974
A. DANIEL FUSARO, CLERK
SECOND CIRCUIT

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Plaintiff's Exhibits

Table 81. Ethnic Characteristics for Areas and Places: 1970—Continued

(Data based on sample, see text. For meaning of symbols, see text)

Standard Metropolitan Statistical Areas
Places of 50,000 or More (or Central Cities)
Urban Balance
Urbanized Areas
Places of 50,000 or More

Places—Con

	New Rochelle	New York City	Niagara Falls	Rochester	Rome	Schenectady	Syracuse	Troy	Utica	White Plains
NATIVITY AND PARENTAGE										
Total population	75 385	7 894 798	85 615	296 233	50 131	72 852	197 332	62 907	91 727	50 084
Native	65 729	6 457 740	76 135	265 003	47 643	70 715	181 625	59 397	84 245	42 998
Native parentage	44 965	4 584 780	52 227	211 193	38 489	51 998	145 006	48 405	60 707	30 876
Foreign or mixed parentage	20 736	1 868 954	23 908	53 810	9 354	18 777	36 619	10 992	23 538	12 120
Foreign born	9 656	1 437 058	9 480	31 230	2 488	7 144	15 707	3 510	7 482	7 086
COUNTRY OF ORIGIN										
Total foreign born	9 656	1 437 058	9 480	31 230	2 288	7 144	15 707	3 510	7 482	7 086
United Kingdom	585	48 799	1 199	2 311	204	511	1 051	234	460	707
Ireland	570	68 778	82	602	21	130	584	156	165	442
Norway	43	10 229	-	35	-	-	37	11	10	50
Sweden	113	6 130	36	62	21	50	70	10	18	58
Denmark	35	2 760	7	57	-	19	6	77	-	50
Netherlands	42	3 693	14	518	-	6	104	5	47	64
Switzerland	67	3 930	16	102	34	14	74	11	30	114
France	73	15 513	32	181	13	46	103	4	11	134
Germany[1]	876	98 336	236	2 605	140	517	1 317	315	452	822
Poland	269	119 604	957	2 094	255	860	1 397	228	1 200	248
Czechoslovakia	59	21 523	25	59	-	99	121	20	8	66
Austria	223	48 024	77	533	20	107	253	116	129	141
Hungary	225	31 717	41	169	12	159	152	12	86	120
Yugoslavia	83	16 491	108	436	-	11	170	7	58	56
U S S R	449	117 363	158	2 104	70	182	1 057	342	579	282
Lithuania	33	6 548	34	443	6	27	123	7	29	33
Greece	65	35 010	26	778	9	106	504	50	14	64
Italy	2 953	212 160	2 559	9 255	957	3 102	4 230	765	3 030	1 663
Other Europe	470	56 225	157	868	64	159	383	41	91	303
Asia	454	104 936	226	935	105	177	1 147	471	368	266
Western Asia[2]	161	32 427	145	405	25	45	330	237	274	131
China[3]	26	37 348	-	125	-	27	233	33	-	41
Japan	133	7 943	36	58	-	39	56	32	33	14
Other Asia	122	27 318	45	397	77	66	528	169	61	80
Canada	256	20 545	3 271	3 517	181	374	1 623	310	281	260
Mexico	39	3 531	14	32	-	6	70	6	6	22
Cuba	272	63 043	-	473	32	11	76	40	28	233
Other America	406	259 566	30	1 072	55	166	311	61	74	633
All other	105	17 351	40	299	11	59	223	19	15	95
Not reported	262	46 437	165	1 471	68	226	521	142	292	148
Total foreign or mixed parentage	20 736	1 868 954	23 908	53 810	9 364	18 777	36 619	10 992	23 538	12 120
United Kingdom	1 635	67 544	1 611	3 999	504	1 279	2 550	1 092	1 448	813
Ireland	1 515	151 844	725	2 409	249	1 010	3 015	1 577	695	1 151
Norway	70	12 968	53	122	16	16	85	122	81	123
Sweden	166	10 108	111	325	35	100	190	71	20	150
Denmark	58	3 590	25	131	14	55	82	190	57	14
Netherlands	69	3 966	42	453	22	19	118	63	75	79
Switzerland	71	4 371	29	249	22	57	185	18	111	104
France	94	19 383	97	575	35	89	182	70	168	159
Germany[1]	3 351	131 700	1 060	7 196	648	1 463	4 077	1 058	1 720	975
Poland	1 480	172 119	3 416	8 550	1 420	3 285	4 390	1 059	4 257	732
Czechoslovakia	327	24 137	206	2 6	72	289	440	69	127	194
Austria	913	93 [illegible]	594	990	194	467	852	398	268	541
Hungary	509	40 354	301	376	53	214	232	31	96	264
Yugoslavia	37	9 546	157	137	37	29	140	27	33	22
U S S R	2 345	146 555	369	2 887	194	635	2 129	584	769	1 724
Lithuania	337	14 932	184	622	53	305	314	64	245	126
Greece	154	58 854	53	316	11	119	395	78	75	86
Italy	7 497	470 453	7 319	17 930	4 030	6 [illegible]	10 447	2 359	9 724	5 064
Other Europe	581	65 476	350	1 013	170	344	497	109	318	447
Asia	373	55 734	446	686	122	312	604	279	1 000	264
Western Asia[2]	290	24 954	335	386	41	91	412	224	949	166
China[3]	14	16 869	7	76	7	34	78	55	-	93
Japan	24	3 164	91	115	14	13	57	-	44	6
Other Asia	45	6 707	-	135	54	62	57	-	7	45
Canada	583	98 [illegible]	5 911	6 [illegible]	692	[illegible]	4 161	1 219	1 389	534
Mexico	41	4 369	13	49	17	47	128	4	22	17
Cuba	79	21 [illegible]	12	152	5	11	44	41	25	68
Other America	655	105 861	104	536	35	114	221	77	101	200
All other	90	10 241	33	115	65	16	151	13	43	90
Not reported	237	56 [illegible]	204	2 [illegible]	8	42	970	220	471	157
Persons of Spanish language	1 [illegible]	1 [illegible]	1 [illegible]	4 255	214	457	2 686	445	867	1 648
Other persons of Spanish surname	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Persons of Spanish origin or descent	1 475	1 [illegible]	1 [illegible]	9 [illegible]	[illegible]	550	2 [illegible]	324	1 069	2 134
Persons of Puerto Rican birth or parentage	258	611 [illegible]	65	5 456	[illegible]	181	757	114	468	343
MOTHER TONGUE										
Total native	65 729	6 457 740	76 135	265 003	47 643	70 715	181 625	59 397	84 245	42 998
English	45 [illegible]	3 [illegible]	57 [illegible]	221 [illegible]	37 [illegible]	51 [illegible]	146 [illegible]	47 [illegible]	55 [illegible]	33 [illegible]
French	[illegible]	37 [illegible]	[illegible]	1 [illegible]	[illegible]	1 [illegible]	3 [illegible]	1 [illegible]	759	3 [illegible]
German	1 [illegible]	12 [illegible]	[illegible]	7 [illegible]	[illegible]	1 [illegible]	4 [illegible]	930	1 [illegible]	1 [illegible]
Polish	33 [illegible]	16 [illegible]	4 [illegible]	3 [illegible]	1 [illegible]	4 [illegible]	4 [illegible]	1 [illegible]	5 [illegible]	[illegible]
Russian	47	19 [illegible]	31	[illegible]	[illegible]	[illegible]	[illegible]	49	[illegible]	[illegible]
Yiddish	[illegible]	314 [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Italian	[illegible]	[illegible]	7 [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Spanish	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
All other	1 [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Not reported	5 [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total foreign born	9 656	1 437 058	9 480	31 230	2 288	7 144	15 707	3 510	7 482	7 086
English	1 [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
French	[illegible]	[illegible]	593	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
German	1 [illegible]	[illegible]	592	3 [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Polish	[illegible]	[illegible]	881	1 819	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Russian	151	30 [illegible]	23	455	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Yiddish	810	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Italian	2 [illegible]	214 [illegible]	2 [illegible]	[illegible]	[illegible]	3 [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Spanish	[illegible]	[illegible]	84	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
All other	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Not reported	150	16 [illegible]	95	281	[illegible]	39	164	50	69	[illegible]

[1] Includes West Germany and East Germany. [2] Includes Turkey in Europe. [3] Includes Taiwan and Mainland China. *See text for definition.

Table 89. Income in 1969 of Families, Unrelated Individuals, and Persons for Areas and Places: 197[illegible]
Continued

(Continued on some pages of text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Standard Metropolitan Statistical Areas
Places of 50,000 or More (or Central Cities)
Urban Balance
Urbanized Areas
Places of 50,000 or More

Places - Con

	New Rochelle	New York City	Niagara Falls	Rochester	Rome	Schenectady	Syracuse	Troy	Utica	White Plains	Y[illegible]
INCOME OF FAMILIES AND UNRELATED INDIVIDUALS											
Families											
Total	19 804	2 058 943	22 073	71 299	11 653	20 199	47 972	14 392	22 421	12 828	[illegible]
Less than $1,000	345	71 335	452	1 645	169	[illegible]	1 113	283	441	183	
$1,000 to $1,999	282	55 934	465	1 845	209	389	1 362	365	755	205	
$2,000 to $2,999	443	91 375	938	2 806	343	713	2 199	575	1 107	220	
$3,000 to $3,999	526	103 277	1 017	3 367	451	904	2 335	714	1 080	280	
$4,000 to $4,999	650	107 040	918	3 315	679	1 015	2 583	779	1 200	371	
$5,000 to $5,999	730	123 679	1 135	3 774	796	1 417	2 836	948	1 345	457	
$6,000 to $6,999	876	128 236	1 277	4 215	1 062	1 471	3 194	1 134	1 651	606	
$7,000 to $7,999	915	131 193	1 761	4 576	1 014	1 715	3 548	1 099	1 823	533	
$8,000 to $8,999	936	132 751	2 084	5 273	959	1 647	3 535	1 180	1 796	604	
$9,000 to $9,999	1 010	124 027	1 958	4 822	782	1 369	3 383	1 075	1 626	573	
$10,000 to $11,999	2 144	243 281	3 546	10 075	1 469	2 851	6 018	1 935	3 218	1 485	
$12,000 to $14,999	2 637	261 341	3 159	10 973	1 641	2 929	6 167	2 046	3 117	1 713	
$15,000 to $24,999	4 574	361 542	2 859	12 401	1 678	2 727	6 690	1 916	2 745	3 338	
$25,000 to $49,999	2 879	97 641	419	1 986	350	550	1 801	284	415	1 693	
$50,000 or more	852	24 241	55	223	51	109	308	59	102	566	
Median income	$13 183	$9 682	$9 498	$10 002	$9 185	$9 318	$9 246	$9 111	$9 008	$13 569	[illegible]
Mean income	$17 305	$11 639	$10 212	$10 762	$10 590	$10 443	$10 840	$10 042	$9 863	$17 452	[illegible]
Mean income per family member	$5 112	$3 507	$2 890	$3 097	$2 940	$3 172	$3 187	$2 853	$2 841	$5 279	
Index of income concentration	0 489	0 355	0 306	0 328	0 325	0 328	0 364	0 321	0 328	0 440	
Families with female head	2 313	354 735	2 993	11 718	1 250	2 751	8 154	2 341	3 536	1 703	
Mean income	$8 861	$6 891	$6 286	$7 094	$6 899	$6 996	$8 421	$7 651	$6 585	$9 061	
Unrelated Individuals											
Total	7 440	986 566	7 217	42 014	4 219	10 732	35 612	11 435	11 183	6 969	
Less than $1,000	1 671	145 028	1 359	6 639	550	2 037	9 226	3 355	2 181	853	
$1,000 to $1,999	1 035	157 025	1 756	8 310	996	2 419	7 662	3 299	2 799	868	
$2,000 to $2,999	731	104 219	956	4 845	581	1 237	3 685	1 299	1 359	627	
$3,000 to $3,999	824	83 220	599	3 513	530	920	3 063	890	1 184	580	
$4,000 to $4,999	429	75 218	540	3 277	355	850	2 679	666	925	546	
$5,000 to $5,999	414	77 845	368	3 444	279	913	2 482	515	797	478	
$6,000 to $6,999	356	68 862	398	3 225	305	568	1 821	453	542	542	
$7,000 to $7,999	323	60 975	327	2 375	137	488	1 490	226	393	455	
$8,000 to $8,999	295	46 559	345	1 729	135	326	1 015	200	233	327	
$9,000 to $9,999	277	33 885	154	1 378	87	231	695	156	247	286	
$10,000 to $11,999	283	49 482	143	1 522	99	327	727	208	279	449	
$12,000 to $14,999	254	33 087	97	926	112	236	481	95	144	366	
$15,000 to $24,999	241	33 267	113	533	48	178	344	83	86	454	
$25,000 to $49,999	103	12 231	16	136	5	22	154	10	24	35	
$50,000 or more	4	3 662	6	72	-	10	88	-	-	14	
Median income	$3 101	$4 050	$2 516	$3 345	$2 970	$2 736	$2 249	$1 716	$2 453	$4 919	
Mean income	$4 694	$5 484	$3 733	$4 479	$3 901	$3 935	$3 630	$2 676	$3 422	$6 137	
Index of income concentration	0 545	0 493	0 495	0 456	0 442	0 482	0 511	0 507	0 466	0 492	
Female unrelated individuals	5 324	582 796	4 818	24 614	1 874	6 184	19 942	5 741	6 875	4 726	
Mean income	$3 971	$4 615	$3 048	$3 978	$3 309	$3 705	$3 314	$2 562	$2 947	$5 226	
All families and unrelated individuals	27 244	3 045 509	29 290	113 313	15 872	30 931	82 684	25 847	33 604	19 729	
Median income	$10 288	$7 639	$6 140	$7 350	$7 546	$7 112	$6 023	$5 477	$6 747	$10 257	
Mean income	$13 861	$9 645	$8 615	$8 432	$8 805	$8 185	$7 734	$6 778	$7 719	$13 495	
TYPE OF INCOME OF FAMILIES AND UNRELATED INDIVIDUALS											
All families	19 804	2 058 943	22 073	71 299	11 653	20 199	47 972	14 392	22 421	12 828	
With wage or salary income	17 302	1 720 747	19 041	61 954	10 447	17 113	40 447	12 513	19 287	11 [illegible]	
Mean wage or salary income	$13 537	$10 993	$9 731	$10 363	$9 [illegible]	$9 [illegible]	$9 795	$9 384	$9 182	$14 [illegible]	
With nonfarm self-employment income	1 404	171 293	1 679	5 073	1 010	1 997	3 884	1 174	2 336	2 021	
Mean nonfarm self-employment income	$14 560	$10 155	$6 799	$7 173	$7 153	$8 052	$8 729	$8 644	$7 287	$15 [illegible]	
With farm self-employment income	60	3 168	32	92	73	36	126	34	43	14	
Mean farm self-employment income	...	$5 313	...	...	...	...	$1 343	...	...	...	
With Social Security income	4 064	409 399	5 699	17 176	1 947	5 678	11 612	3 561	5 774	2 751	
Mean Social Security income	$1 695	$1 707	$1 823	$1 822	$1 723	$1 682	$1 805	$1 726	$1 658	$1 723	
With public assistance or public welfare income	657	195 697	1 433	4 762	560	950	4 305	742	1 845	393	
Mean public assistance or public welfare income	$1 437	$2 114	$1 839	$1 643	$1 595	$1 474	$1 801	$1 599	$1 552	$1 472	
With other income	9 564	720 134	9 249	26 256	5 068	9 415	19 128	5 206	8 959	6 693	
Mean other income	$3 438	$2 885	$1 755	$1 955	$1 653	$2 073	$2 662	$1 796	$1 630	$3 258	
All unrelated individuals	7 440	986 566	7 217	42 014	4 219	10 732	35 612	11 435	11 183	6 969	
With wage or salary income	4 [illegible]	599 [illegible]	3 719	27 [illegible]	2 675	6 095	24 610	7 466	6 206	4 791	
Mean wage or salary income	$5 [illegible]	$6 466	$4 549	$4 [illegible]	$4 597	$4 576	$3 692	$2 884	$4 182	$6 [illegible]	
With nonfarm self-employment income	304	41 370	217	1 139	70	499	1 018	228	346	224	
Mean nonfarm self-employment income	$5 [illegible]	$7 224	$3 114	$4 [illegible]	...	$4 232	$4 387	$2 745	$3 609	$4 [illegible]	
With farm self-employment income		1 [illegible]	17	48	16	5	69	6	6	10	
Mean farm self-employment income		$4 958	...	...	...	...	...	...	...	...	
With Social Security income	1 [illegible]	266 [illegible]	2 628	12 923	1 [illegible]	4 026	8 720	2 977	4 073	1 [illegible]	
Mean Social Security income	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 189	$1 [illegible]	$1 139	$1 [illegible]	$1 101	$1 [illegible]	
With public assistance or public welfare income	706	75 [illegible]	457	1 [illegible]	200	761	1 543	425	931	369	
Mean public assistance or public welfare income	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$896	$828	$1 033	$872	$1 [illegible]	$1 [illegible]	
With other income	2 [illegible]	318 [illegible]	2 704	15 [illegible]	1 [illegible]	4 711	12 111	3 873	3 [illegible]	2 [illegible]	
Mean other income	$2 [illegible]	$2 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$2 [illegible]	
Per capita income of persons	$5 029	$3 [illegible]	$2 961	$3 [illegible]	$2 796	$3 252	$3 256	$2 812	$2 855	$5 349	
MEDIAN EARNINGS OF PERSONS IN EXPERIENCED CIVILIAN LABOR FORCE FOR SELECTED OCCUPATION GROUPS											
Male, 16 years old and over with earnings	$9 772	$7 679	$7 960	$7 716	$7 293	$7 312	$7 034	$6 648	$6 710	$9 697	
Professional, managerial, and technical workers	15 [illegible]	10 [illegible]	9 [illegible]	9 [illegible]	10 [illegible]	9 818	9 [illegible]	8 [illegible]	9 [illegible]	15 [illegible]	
Craftsmen, foremen, and kindred workers	9 [illegible]	8 175	8 [illegible]	8 [illegible]	7 [illegible]	7 [illegible]	7 671	7 436	7 307	8 [illegible]	
Operatives, including transport	6 859	6 [illegible]	7 [illegible]	7 [illegible]	6 616	6 740	6 747	6 [illegible]	6 [illegible]	6 [illegible]	
Laborers, except farm	5 [illegible]	6 [illegible]	5 [illegible]	5 [illegible]	4 991	5 478	4 960	4 127	4 683	5 551	
Farmers and farm managers	...	4 583	-	...	...	...	...	...	...	...	
Farm laborers and farm foremen	...	3 021	...	...	...	...	...	...	...	...	
Female, 16 years old and over with earnings	$4 272	$3 979	$3 375	$4 [illegible]	$4 193	$4 190	$3 948	$4 [illegible]	$3 844	$4 [illegible]	
Professional, technical, and kindred workers	6 [illegible]	5 361	5 [illegible]	5 [illegible]	4 582	4 936	4 [illegible]	4 [illegible]	4 [illegible]	5 [illegible]	
Clerical and kindred workers	5 [illegible]	5 [illegible]	4 [illegible]	4 [illegible]	3 837	3 [illegible]	4 179	3 575	3 997	4 [illegible]	

[illegible] Includes workers in other occupation groups not shown separately.

E 1b #1 Census tables

Table 89. Income in 1969 of Families, Unrelated Individuals, and Persons for Areas and Places: 197(
Continued

(Corrected—see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Standard Metropolitan Statistical Areas
Places of 50,000 or More (or Central Cities)
Urban Balance
Urbanized Areas
Places of 50,000 or More

Places - Con

	New Rochelle	New York City	Niagara Falls	Rochester	Rome	Schenectady	Syracuse	Troy	Utica	White Plains	Y
INCOME OF FAMILIES AND UNRELATED INDIVIDUALS											
Families											
Total	19 804	2 058 943	22 073	71 299	11 653	20 199	47 072	14 392	22 421	12 828	
Less than $1 000	345	71 335	452	1 645	169	324	1 113	283	421	183	
$1 000 to $1 999	292	55 934	465	1 845	209	369	1 362	365	755	205	
$2 000 to $2 999	443	91 375	938	2 806	343	713	2 199	575	1 107	223	
$3 000 to $3 999	526	103 277	1 017	3 367	451	904	2 335	714	1 060	280	
$4 000 to $4 999	650	107 040	918	3 315	679	1 015	2 583	779	1 200	371	
$5 000 to $5 999	730	123 679	1 135	3 774	796	1 417	2 836	948	1 345	457	
$6 000 to $6 999	876	128 236	1 277	4 215	1 062	1 421	3 194	1 134	1 651	606	
$7 000 to $7 999	915	131 193	1 761	4 576	1 014	1 713	3 548	1 099	1 823	533	
$8 000 to $9 999	936	132 751	2 084	5 273	959	1 647	3 935	1 180	1 796	604	
$10 000 to $11 999	1 010	124 027	1 958	4 822	732	1 369	3 383	1 075	1 626	573	
$12 000 to $14 999	2 144	243 281	3 546	10 075	1 469	2 851	6 018	1 935	3 218	1 485	
$15 000 to $24 999	2 637	261 341	3 159	10 973	1 641	2 929	6 167	2 046	3 117	1 713	
$25 000 to $49 999	4 574	361 542	2 859	12 401	1 678	2 727	6 690	1 916	2 745	3 338	
$50 000 or more	2 879	97 641	419	1 946	350	550	1 801	284	415	1 693	
	852	24 241	55	223	51	100	308	59	102	566	
Median income	$13 183	$9 682	$9 498	$10 002	$9 185	$9 318	$9 246	$9 111	$9 008	$13 569	$
Mean income	$17 305	$11 639	$10 212	$10 762	$10 580	$10 443	$10 840	$10 042	$9 653	$17 452	$
Mean income per family member	$5 112	$3 507	$2 890	$3 097	$2 940	$3 172	$3 187	$2 853	$2 841	$5 279	
Index of income concentration	0 489	0 365	0 306	0 328	0 325	0 328	0 364	0 321	0 328	0 440	
Families with female head	2 313	354 735	2 993	11 718	1 200	2 753	8 154	2 341	3 536	1 703	
Mean income	$6 861	$6 891	$6 286	$7 074	$6 899	$6 996	$6 421	$7 651	$6 585	$9 061	
Unrelated Individuals											
Total	7 440	986 566	7 217	42 014	4 219	10 732	35 612	11 453	11 193	6 900	
Less than $1 000	1 671	145 028	1 359	6 639	550	2 037	9 226	3 365	2 181	853	
$1 000 to $1 999	1 035	157 025	1 756	8 310	996	2 419	7 662	3 299	2 799	868	
$2 000 to $2 999	731	104 219	956	4 865	581	1 237	3 685	1 299	1 349	627	
$3 000 to $3 999	824	83 220	599	3 513	530	920	3 063	890	1 184	580	
$4 000 to $4 999	429	75 218	540	3 277	355	850	2 679	666	925	546	
$5 000 to $5 999	414	77 845	388	3 441	279	913	2 482	515	797	478	
$6 000 to $6 999	326	68 862	398	3 225	305	538	1 821	453	542	542	
$7 000 to $7 999	333	60 975	327	2 375	137	488	1 490	226	393	455	
$8 000 to $9 999	295	48 559	345	1 729	135	326	1 015	200	233	327	
$10 000 to $11 999	277	33 885	154	1 278	87	231	695	156	247	286	
$12 000 to $14 999	283	49 482	143	1 522	99	327	727	208	279	449	
$15 000 to $24 999	254	33 087	97	976	112	236	481	95	144	366	
$25 000 to $49 999	241	33 267	113	555	48	178	344	83	86	454	
$50 000 or more	103	12 251	16	136	5	22	154	10	24	35	
	4	3 662	6	72	-	10	88	-	-	14	
Median income	$3 101	$4 050	$2 516	$3 345	$2 970	$2 736	$2 249	$1 716	$2 453	$4 919	
Mean income	$4 694	$5 484	$3 733	$4 479	$3 901	$3 935	$3 630	$2 676	$3 422	$6 137	
Index of income concentration	0 545	0 493	0 495	0 456	0 442	0 482	0 511	0 507	0 466	0 492	
Female unrelated individuals	5 324	582 796	4 818	24 614	1 874	6 184	19 942	5 721	6 875	4 726	
Mean income	$3 971	$4 615	$3 048	$3 978	$3 302	$3 705	$3 314	$2 562	$2 947	$5 226	
All families and unrelated individuals	27 244	3 045 509	29 290	113 313	15 872	30 931	82 684	25 847	33 604	19 728	
Median income	$10 288	$7 619	$6 140	$7 350	$7 546	$7 112	$6 023	$5 477	$6 747	$10 257	
Mean income	$13 861	$9 645	$8 615	$8 432	$9 805	$8 185	$7 734	$6 778	$7 719	$13 495	
TYPE OF INCOME OF FAMILIES AND UNRELATED INDIVIDUALS											
All families	19 804	2 058 943	22 073	71 299	11 653	20 199	47 072	14 392	22 421	12 828	
With wage or salary income	17 302	1 720 747	19 041	61 984	10 447	17 113	40 447	12 513	19 287	11 222	
Mean wage or salary income	$12 537	$10 993	$9 731	$10 363	$9 894	$9 608	$9 795	$9 384	$9 182	$14 729	
With nonfarm self-employment income	3 409	177 293	1 679	5 073	1 010	1 997	3 884	1 134	2 336	2 021	
Mean nonfarm self-employment income	$14 660	$10 155	$6 799	$7 173	$7 153	$8 052	$8 729	$8 644	$7 287	$15 319	
With farm self-employment income	50	3 108	32	92	73	36	126	34	43	14	
Mean farm self-employment income	...	$5 313	...	...	...	...	$1 343	...	...	...	
With Social Security income	4 066	429 399	5 099	17 176	1 947	5 678	11 612	3 561	5 774	2 751	
Mean Social Security income	$1 695	$1 707	$1 823	$1 822	$1 723	$1 682	$1 805	$1 726	$1 658	$1 728	
With public assistance or public welfare income	657	198 697	1 433	4 792	560	950	4 305	742	1 845	395	
Mean public assistance or public welfare income	$1 431	$2 114	$1 839	$1 643	$1 595	$1 474	$1 801	$1 599	$1 552	$1 452	
With other income	9 564	720 134	9 249	26 256	5 068	9 415	19 128	5 206	8 959	6 693	
Mean other income	$3 438	$2 885	$1 755	$1 955	$1 653	$2 073	$2 662	$1 796	$1 650	$3 253	
All unrelated individuals	7 440	986 566	7 217	42 014	4 219	10 732	35 612	11 453	11 193	6 900	
With wage or salary income	4 527	599 026	3 719	27 234	2 675	6 095	24 610	7 469	6 206	4 791	
Mean wage or salary income	$5 467	$5 468	$4 549	$4 990	$4 597	$4 576	$3 692	$2 884	$4 182	$6 537	
With nonfarm self-employment income	304	41 370	217	1 149	70	299	1 018	228	346	224	
Mean nonfarm self-employment income	$5 906	$7 224	$3 114	$4 110	...	$4 232	$4 337	$2 745	$3 639	$4 965	
With farm self-employment income	1	1 022	17	48	16	5	69	6	6	10	
Mean farm self-employment income	...	$4 958	...	...	...	...	...	...	...	...	
With Social Security income	1 962	265 219	2 428	12 923	1 204	4 026	8 720	2 977	4 073	1 785	
Mean Social Security income	$1 112	$1 167	$1 200	$1 222	$1 189	$1 083	$1 139	$1 052	$1 101	$1 222	
With public assistance or public welfare income	266	79 839	457	1 905	200	761	1 543	429	931	364	
Mean public assistance or public welfare income	$1 338	$1 326	$1 083	$1 000	$996	$828	$1 033	$872	$1 047	$1 128	
With other income	2 400	318 898	2 704	15 416	1 415	4 711	12 111	3 875	3 805	2 289	
Mean other income	$2 660	$2 545	$1 990	$1 923	$1 554	$1 689	$1 845	$1 754	$1 470	$2 727	
Per capita income of persons	$5 099	$3 716	$2 961	$3 250	$2 796	$3 252	$3 256	$2 812	$2 855	$5 349	
MEDIAN EARNINGS OF PERSONS IN EXPERIENCED CIVILIAN LABOR FORCE FOR SELECTED OCCUPATION GROUPS											
Male, 16 years old and over with earnings	$9 272	$7 679	$7 960	$7 716	$7 293	$7 312	$7 034	$6 648	$6 710	$7 697	
Professional, managerial, and technical workers	15 849	10 494	9 535	9 365	10 719	9 818	9 600	8 457	9 218	15 401	
Craftsmen, foremen, and kindred workers	9 [illegible]	8 175	8 837	8 [illegible]	7 613	7 521	7 671	7 436	7 327	8 [illegible]	
Operatives, including transport	6 859	6 [illegible]	7 810	7 603	6 616	6 740	6 747	6 703	6 173	6 216	
Laborers, except farm	5 803	6 577	5 850	5 556	4 991	5 478	4 960	4 127	4 683	5 551	
Farmers and farm managers		4 583	-	...	...	...	...	...	...	...	
[illegible]	...	5 021	...	...	...	...	...	...	...	...	
Female, 16 years old and over with earnings	$4 272	$3 979	$3 375	$4 440	$4 193	$4 190	$3 983	$4 161	$3 844	$4 695	
Professional, managerial, and technical workers	6 [illegible]	6 361	5 995	6 [illegible]	6 582	6 926	6 262	6 784	6 175	5 087	
Craftsmen, including foremen	7 702	5 742	4 [illegible]	4 980	3 837	3 754	4 179	3 575	3 997	4 [illegible]	

(Includes persons in other occupation groups not shown separately.)

E ic #1 Census tables

Table 90. Poverty Status in 1969 of Families and Persons for Areas and Places: 1970—Continued

(Excludes inmates of institutions, members of the Armed Forces living in barracks, college students in dormitories, and unrelated individuals under 14 years. Data based on sample. See text. For minimum base for derived figures (per cent, median, etc.) and explanation of symbols, see text)

Standard Metropolitan Statistical Areas / Places of 50,000 or More (or Central Cities) / Urban Balance / Urbanized Areas / Places of 50,000 or More	New York	New York	Niagara Falls	Rochester	Rome	Schenectady	Syracuse	Troy	Utica	White Plains	Yonkers
ALL INCOME LEVELS											
Families	19 604	2 058 943	22 073	71 299	11 653	20 199	47 072	14 392	22 421	12 828	56 147
Percent receiving public assistance income	5.1	6.7	5.4	6.7	4.8	4.7	9.1	5.2	8.2	2.8	3.8
Mean size of family	3.73	3.92	3.55	3.47	3.60	3.29	3.40	3.52	3.47	3.31	3.32
With related children under 18 years	10 336	1 054 413	11 921	37 899	7 072	9 764	24 258	7 403	11 510	6 228	28 043
Mean number of related children under 18 years	2.14	2.16	2.30	2.38	2.38	2.18	2.37	2.40	2.34	2.07	2.62
Families with female head	2 113	352 735	2 593	11 716	1 309	2 753	8 154	2 341	3 536	1 705	6 146
With related children under 18 years	1 212	214 983	1 770	6 975	738	1 310	4 692	1 153	1 776	766	3 125
With related children under 6 years	361	100 041	703	3 744	336	540	2 390	477	817	231	1 183
Percent of heads in labor force	55.4	28.2	35.1	48.2	58.1	54.2	43.9	47.4	44.8	56.3	34.1
Family heads	19 304	2 058 943	22 073	71 299	11 653	20 199	47 072	14 392	22 421	12 828	56 147
Percent 65 years and over	15.6	15.6	11.8	11.3	11.6	19.1	17.8	12.7	18.0	17.0	15.1
Civilian male family heads under 65 years	14 875	1 426 992	16 317	49 466	7 567	14 189	31 994	10 001	15 600	9 293	42 634
Percent in labor force	95.5	92.2	93.9	93.9	93.5	92.6	91.7	92.5	93.9	95.7	93.6
Unrelated individuals	6 679	949 858	6 850	29 033	3 046	9 512	28 401	8 235	10 539	6 697	15 536
Percent receiving public assistance income	7.1	7.8	6.2	4.9	5.6	3.8	5.4	5.2	6.8	3.0	3.8
Percent 65 years and over	33.9	31.1	40.3	33.5	42.8	29.6	31.3	38.5	40.6	31.2	40.4
Persons	23 719	2 801 925	26 844	286 766	44 984	76 007	188 523	58 894	88 360	49 107	202 217
Percent receiving Social Security income	10.6	11.1	12.1	13.2	9.2	16.1	13.4	12.5	14.0	11.3	10.9
Percent 65 years and over	11.4	11.8	10.6	12.9	8.8	14.9	13.2	13.9	13.7	12.9	11.6
Percent receiving Social Security income	70.8	71.4	82.6	82.1	77.2	82.9	79.6	75.1	80.0	69.3	72.8
Households	21 638	2 459 495	24 160	87 645	11 899	22 775	59 416	16 189	24 870	16 718	63 265
In owner occupied housing units	8 778	969 617	12 897	37 005	5 817	8 899	20 117	4 252	9 366	5 858	15 729
Mean value of unit	$42 743	$28 178	$15 719	$15 940	$16 576	$16 366	$18 208	$15 818	$17 872	$42 987	$26 769
In rented occupied housing units	13 170	1 163 878	11 283	52 640	6 082	13 934	37 299	11 937	15 502	10 850	44 536
Mean gross rent	$146	$129	$96	$118	$90	$98	$113	$89	$91	$161	$139
Percent lacking some or all plumbing facilities	2.1	2.6	2.1	3.1	3.3	2.1	2.5	5.0	4.3	4.5	2.6
INCOME LESS THAN POVERTY LEVEL											
Families	1 068	234 507	1 859	6 358	822	1 436	6 631	1 299	2 194	580	3 162
Percent of all families	5.4	11.5	8.4	8.9	7.1	7.1	9.8	9.0	9.8	4.5	5.6
Mean family income	$1 651	$1 670	$1 938	$1 937	$2 322	$1 834	$1 953	$2 076	$1 966	$1 579	$1 560
Mean income deficit	$1 644	$1 [illegible]	$1 431	$1 534	$1 304	$1 312	$1 [illegible]	$1 367	$1 379	$1 540	$1 631
Percent receiving public assistance income	18.5	27.0	33.7	28.6	33.1	20.1	35.8	23.5	33.2	15.7	19.9
Mean size of family	3.46	3.80	3.60	3.81	3.91	3.24	3.61	3.65	3.61	3.25	3.31
With related children under 18 years	679	168 681	1 251	4 428	600	865	3 259	811	1 335	331	1 933
Mean number of related children under 18 years	2.37	2.35	2.77	3.01	2.99	2.48	2.75	2.94	3.01	2.43	2.65
Families with female head	431	111 469	950	3 169	345	583	2 252	489	969	209	1 185
With related children under 18 years	356	96 685	799	2 793	289	429	1 974	407	751	157	992
With related children under 6 years	189	55 484	491	1 966	162	267	1 307	278	481	65	616
Percent of heads in labor force	24.6	11.3	16.5	27.0	40.7	34.8	27.9	23.0	26.0	...	20.0
Family heads	1 068	236 507	1 859	6 358	822	1 436	4 631	1 299	2 194	580	3 163
Percent 65 years and over	25.0	17.8	22.4	20.1	14.0	31.1	18.9	23.2	25.1	28.8	26.6
Civilian male heads under 65 years	413	90 251	569	2 178	313	507	1 696	572	823	227	1 248
Percent in labor force	78.9	63.3	69.4	71.5	69.3	67.5	61.6	66.5	73.4	76.7	72.3
Unrelated individuals	2 618	246 053	2 525	11 236	1 092	3 164	9 781	3 670	4 184	1 461	4 423
Percent of all unrelated individuals	30.2	27.4	36.9	28.8	34.5	24.7	34.4	44.6	39.7	21.8	28.6
Mean income	$712	$816	$930	$946	$966	$961	$856	$852	$924	$847	$742
Mean income deficit	$1 [illegible]	$1 005	$861	$983	$918	$952	$984	$994	$890	$970	$968
Percent receiving public assistance income	4.3	13.7	12.1	7.9	12.6	6.1	8.6	7.7	15.4	4.0	7.8
Percent 65 years and over	46.9	49.1	52.1	45.7	61.0	55.5	38.5	41.6	52.7	46.7	59.4
Persons	5 715	1 164 673	9 223	35 486	4 567	7 820	26 491	8 405	12 105	3 346	14 983
Percent of all persons	7.8	14.0	10.9	12.4	9.8	10.3	14.1	14.3	13.7	6.8	7.4
Percent receiving Social Security income	19.5	16.2	22.6	21.1	17.7	23.0	19.7	23.3	24.1	25.9	24.5
Percent 65 years and over	23.5	17.7	21.7	20.8	19.6	22.7	20.3	25.1	26.6	28.9	27.1
Percent receiving Social Security income	63.5	72.1	77.6	81.1	66.6	84.4	78.5	74.8	82.9	72.2	73.5
Related children under 18 years	1 699	462 240	3 572	13 210	1 681	2 012	9 040	2 430	3 969	831	4 559
Percent living with both parents	48.2	39.5	29.8	30.9	51.3	43.8	33.0	30.5	41.6	43.6	42.5
Households	2 617	431 404	2 417	12 481	1 291	3 211	9 633	3 076	4 481	1 510	6 643
Percent of all households	9.1	16.3	14.1	13.9	10.8	14.1	16.3	19.0	17.9	9.0	10.1
In owner occupied housing units	309	17 463	602	2 010	261	599	1 562	260	659	213	635
Mean value of unit	$37 [illegible]	$24 [illegible]	$13 351	$13 719	$13 045	$15 [illegible]	$15 [illegible]	$13 351	$13 255	$36 [illegible]	$32 [illegible]
In rented occupied housing units	2 [illegible]	343 [illegible]	2 815	9 671	1 [illegible]	2 [illegible]	8 071	2 736	3 [illegible]	1 297	5 [illegible]
Mean gross rent	$110	$131	$86	$105	$79	$93	$103	$82	$99	$125	$104
Percent lacking some or all plumbing facilities	7.7	4.7	5.9	6.5	9.1	5.5	5.1	10.2	9.4	10.7	5.8
INCOME LESS THAN 75 PERCENT OF POVERTY LEVEL											
Families	697	152 104	1 093	3 995	440	891	2 861	758	1 294	408	2 178
Percent of all families	3.5	7.4	5.0	5.6	3.8	4.4	6.1	5.3	5.8	3.2	3.9
Mean income deficit	$1 471	$1 462	$1 276	$1 [illegible]	$1 172	$1 [illegible]	$1 [illegible]	$1 188	$1 193	$1 [illegible]	$1 [illegible]
Families with female head	[illegible]	72 [illegible]	580	[illegible]	210	[illegible]	[illegible]	326	555	[illegible]	[illegible]
Unrelated individuals	1 645	198 276	1 801	7 871	752	2 456	7 335	2 791	2 886	1 117	3 326
Percent of all unrelated individuals	18.9	20.9	26.3	20.2	24.7	25.9	25.8	33.9	27.2	16.7	21.4
Mean income deficit	$[illegible]	$[illegible]	$677	$[illegible]	$780	$722	$[illegible]	$[illegible]	$723	$[illegible]	$[illegible]
Persons	4 055	958 428	5 927	23 130	2 879	5 047	17 767	5 582	7 553	2 476	10 313
Percent 65 years and over	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Related children under 18 years	1 186	290 [illegible]	2 269	8 474	[illegible]	1 [illegible]	5 755	1 431	2 382	575	3 [illegible]
Percent living with both parents	41.9	31.9	33.1	27.6	31.4	44.2	29.5	40.2	38.1	44.5	40.1
INCOME LESS THAN 125 PERCENT OF POVERTY LEVEL											
Families	1 539	332 662	2 620	9 186	1 254	2 191	6 809	1 943	3 204	823	4 554
Percent of all families	7.9	16.2	11.9	12.9	10.8	10.8	14.5	13.5	14.3	6.4	8.1
Mean income deficit	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 841	$1 807	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]
Families with female head	56	11 [illegible]	[illegible]	3 915	4 8	769	3 043	673	1 [illegible]	[illegible]	1 [illegible]
Unrelated individuals	2 445	331 869	3 079	13 869	1 201	3 863	11 827	4 306	4 915	1 758	5 479
Percent of all unrelated individuals	28.6	34.9	33.9	33.5	39.4	40.6	41.6	52.3	45.6	26.3	35.3
Mean income deficit	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]	$1 [illegible]
Persons	8 075	1 576 789	13 053	48 987	6 030	11 427	36 655	11 783	16 799	4 552	20 392
Percent 65 years and over	9.1	11.7	10.1	11.8	10.1	10.9	10.3	12.0	12.7	7.5	7.7
Related children under 18 years	2 [illegible]	634 [illegible]	5 [illegible]	18 [illegible]	2 [illegible]	3 [illegible]	12 [illegible]	3 823	5 927	1 [illegible]	6 [illegible]
Percent living with both parents	55.5	44.6	44.7	40.1	51.1	55.7	40.6	55.8	51.7	59.6	49.8

File #1 Census tables

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Table 91. Social Characteristics of the Negro Population for Areas and Places: 1970—Continued

(Data based on sample; see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Standard Metropolitan Statistical Areas
Places of 50,000 or More (or Central Cities)
Urban Balance
Urbanized Areas
Places of 50,000 or More

Places—Con.

	New Rochelle	New York City	Niagara Falls	Rochester	Rome	Schenectady	Syracuse	Troy	Utica	White Plains	Yonkers
PLACE OF BIRTH											
Total population	10 657	1 665 470	7 959	49 591	2 037	3 153	21 264	2 852	5 207	7 222	13 649
Foreign born	508	159 056	41	620	44	15	201	4	9	331	492
Native	10 149	1 506 414	7 918	48 971	1 993	3 138	21 063	2 878	5 198	6 891	13 157
Born in State of residence	4 821	878 102	4 317	21 203	743	1 924	9 555	1 547	2 639	2 931	5 167
Born in different State	3 728	433 654	3 088	20 710	1 071	985	9 592	1 329	2 158	3 020	6 252
Northeast	267	26 504	50	654	119	106	389	22	61	123	239
North Central	109	12 154	49	643	105	41	341	6	117	87	130
South	3 332	362 077	2 934	19 191	757	826	8 584	1 101	1 971	2 779	3 963
West	15	2 917	16	82	67	12	56	-	9	25	17
Born abroad of native parent	57	50 864	15	266	105	68	61	20	50	36	143
State of birth not reported	1 523	143 764	478	6 793	77	161	2 025	182	351	904	1 634
RESIDENCE IN 1965											
Total population, 5 years old and over	9 782	1 489 246	6 986	42 282	1 830	2 734	18 197	2 467	4 382	6 644	11 388
Same house	6 475	803 066	3 719	14 849	646	1 036	5 905	1 159	1 405	3 357	6 113
Different house in United States	2 601	491 908	2 759	21 106	988	1 441	10 317	974	2 733	2 223	3 906
Same county	1 877	312 727	2 530	15 326	277	765	7 420	686	2 214	1 636	3 111
Different county	724	180 181	229	5 780	711	676	2 892	288	519	487	795
Same State	376	137 606	34	1 061	209	425	757	183	228	204	342
Different State	348	42 575	195	4 719	501	251	2 135	105	291	283	453
Northeast	70	5 923	24	405	67	49	175	15	39	43	23
North Central	45	3 673	38	332	153	38	227	-	14	55	81
South	201	31 158	123	3 915	109	136	1 652	90	232	139	354
West	32	1 821	10	66	182	28	81	-	6	46	9
Abroad	177	68 916	8	383	156	21	131	4	-	132	257
Moved, 1965 residence not reported	329	126 413	500	5 924	240	236	1 849	330	244	802	1 862
SCHOOL ENROLLMENT											
Total enrolled, 3 to 34 years old	2 829	483 307	3 183	16 558	662	1 109	7 567	981	1 877	2 080	3 885
Nursery school	71	9 437	117	473	9	26	268	33	37	51	63
Public	49	6 521	117	371	9	17	189	23	29	28	54
Kindergarten	227	29 629	151	1 362	45	97	503	82	130	106	452
Public	216	27 663	170	1 295	45	77	494	71	125	105	398
Elementary (1 to 8 years)	1 558	297 008	1 912	10 960	444	652	4 796	649	1 253	1 137	2 367
Public	1 407	275 044	1 805	10 341	434	629	4 631	556	1 223	1 110	2 193
High school (1 to 4 years)	789	117 172	865	3 116	122	307	1 579	193	337	622	653
Public	669	106 957	861	2 939	105	303	1 550	180	337	598	814
College	164	30 061	138	607	42	45	421	24	120	164	203
Percent enrolled, 3 to 34 years old	55.6	49.5	63.1	50.2	45.3	58.2	54.3	53.8	56.5	56.1	58.2
3 and 4 years old	21.8	16.6	22.5	15.6	17.6	24.7	18.2	13.9	12.5	23.7	17.9
5 and 6 years old	86.5	76.8	73.0	83.0	...	99.9	77.4	79.6	83.1	54.2	83.3
7 to 13 years old	98.7	94.9	97.5	92.5	87.5	95.7	94.4	99.2	96.0	99.9	95.7
14 and 15 years old	88.8	94.0	99.9	97.0	92.2	99.9	91.6	93.2	93.0	97.7	93.9	97.2
16 and 17 years old	89.7	84.5	99.9	80.1	...	93.0	83.2	93.0	...	82.0	87.2	93.9
18 and 19 years old	48.2	46.1	46.2	40.8	...	50.7	50.9	...	61.0	64.6	57.4
20 and 21 years old	24.5	16.3	22.3	10.4	10.0	...	13.4	40	20.0	29.7	16.8
22 to 24 years old	18.7	8.9	6.2	3.9	...	...	12.7	-	11.4	27.8	20
25 to 34 years old	3.7	4.6	6.2	4.0	5.9	1.3	5.9	6.6	6.2	9.7	4.4
YEARS OF SCHOOL COMPLETED											
Male, 25 years old and over	2 419	361 186	1 378	9 377	490	655	3 846	537	915	1 572	2 707
No school years completed	53	6 593	54	206	35	12	79	-	23	46	57
Elementary: 1 to 4 years	120	20 868	168	1 093	22	29	452	37	141	80	171
5 to 7 years	342	56 047	311	1 485	38	135	654	114	234	215	395
8 years	208	37 648	201	1 000	26	60	466	69	156	205	245
High school: 1 to 3 years	587	92 954	322	2 791	59	124	1 034	168	181	355	721
4 years	652	103 973	246	2 066	229	214	755	80	104	344	723
College: 1 to 3 years	335	26 170	50	530	41	76	179	37	51	83	185
4 years or more	239	16 993	25	255	49	16	105	32	25	97	190
Median school years completed	11.4	10.9	8.8	10.0	12.3	11.4	9.7	9.9	8.4	10.9	10.8
Percent high school graduates	45.3	40.7	23.2	30.6	65.1	46.0	29.4	27.7	19.7	34.3	33.3
Female, 25 years old and over	3 876	481 832	1 716	10 423	403	769	4 567	590	1 017	2 631	3 755
No school years completed	43	8 692	45	152	23	13	91	8	32	38	80
Elementary: 1 to 4 years	161	24 700	130	646	7	40	292	29	120	100	161
5 to 7 years	685	73 748	298	1 460	45	77	843	81	212	413	469
8 years	476	51 919	158	1 252	10	57	549	61	149	252	466
High school: 1 to 3 years	746	117 611	617	3 342	62	279	1 337	206	277	693	902
4 years	1 212	148 503	385	2 684	146	255	1 086	165	182	748	1 273
College: 1 to 3 years	388	29 195	58	550	53	87	223	34	31	127	290
4 years or more	264	17 450	25	275	60	11	165	6	14	163	240
Median school years completed	11.3	10.5	10.1	10.5	12.4	11.6	10.1	10.7	9.0	10.8	11.3
Percent high school graduates	45.6	40.9	27.3	33.2	63.5	45.9	31.9	34.7	22.3	39.5	45.1
FAMILY COMPOSITION											
Families	2 453	394 904	1 617	10 378	459	723	4 751	581	1 042	1 646	3 184
With own children under 3 years	329	74 263	381	3 006	125	137	1 182	163	351	159	248
With own children under 6 years	629	129 230	635	4 654	217	243	2 029	275	451	317	511
With own children under 12 years	1 019	203 221	967	6 584	333	375	3 053	391	694	619	1 051
With own children under 18 years	1 314	249 204	1 155	7 920	350	470	3 558	447	774	848	1 652
With related children under 25 years	1 928	272 559	1 240	7 995	393	592	3 718	466	835	991	2 022
With related children 13 to 19 years	667	110 753	629	2 904	114	242	1 535	145	381	479	749
With related children 16 to 24 years	434	59 799	398	1 254	21	105	511	63	174	276	375
Persons, under 18 years old	3 481	638 106	3 908	23 819	901	1 351	10 231	1 265	2 620	2 313	5 175
In husband-wife families	2 075	334 985	2 062	13 152	667	852	4 656	843	1 435	1 436	2 916
Percent in husband-wife families	59.6	53.3	52.8	55.2	74.0	62.8	47.4	63.2	54.8	62.1	55.3
CHILDREN EVER BORN											
Women, 35 to 44 yr. old, ever married	815	105 686	489	2 659	81	137	1 105	136	248	554	659
No children ever born	2 029	304 740	2 089	10 093	350	526	4 610	491	1 221	1 389	1 752
Per 1 000 women ever married	2 488	2 884	4 272	3 796	...	3 843	4 172	3 610	4 923	2 471	2 659

Table 94. Industry, Last Occupation of the Experienced Unemployed, and Income in 1969 of the Negro Population for Areas and Places: 1970—Continued

[Data based on sample; see text. For meaning of base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Standard Metropolitan Statistical Areas
—Places of 50,000 or More (or Central Cities)
Urban Balance
Urbanized Areas
Places of 50,000 or More

Places—Con

	New Rochelle	New York City	Niagara Falls	Rochester	Rome	Schenectady	Syracuse	Troy	Utica	White Plains	Yonkers
INDUSTRY											
Total employed 16 years old and over	4 735	588 058	2 103	16 512	368	1 177	6 583	1 096	1 431	3 365	4 779
Agriculture, forestry, and fisheries	15	1 736	20	78	7	4	45	4	17	9	34
Mining	-	215	8	-	-	-	-	-	-	4	2
Construction	95	17 430	110	1 655	29	39	227	42	41	85	177
Manufacturing	628	101 444	921	5 687	61	316	1 955	400	605	403	1 233
Furniture and lumber and wood products	-	2 726	-	57	-	-	10	-	-	11	15
Primary metal industries	56	2 102	87	115	50	36	306	101	45	12	59
Fabricated metal industries (including not specified metal)	41	4 680	27	128	-	-	54	14	83	24	46
Machinery, including electrical	122	9 555	141	1 257	-	215	854	2	210	63	304
Transportation equipment	39	3 630	68	129	-	15	180	11	4	78	104
Other durable goods	142	16 637	287	2 957	6	16	215	34	65	75	193
Food and kindred products	36	4 915	36	317	-	10	44	16	48	37	80
Textiles and fabricated textile products	32	23 501	-	216	5	18	13	146	66	-	54
Printing, publishing, and allied industries	61	9 508	35	116	-	-	29	24	4	69	147
Other nondurable goods (incl. not specified mfg. indus.)	97	24 180	240	395	-	11	250	52	80	39	271
Trucking service and warehousing	58	9 214	4	84	4	-	72	13	13	30	119
Other transportation	87	12 196	5	182	3	15	83	10	18	29	83
Communications, utilities, and sanitary services	229	29 852	95	546	6	49	380	27	51	167	257
Wholesale trade	173	19 354	26	495	-	23	178	3	12	95	133
Food, bakery and dairy stores	37	8 398	21	167	4	5	54	21	5	38	42
Eating and drinking places	87	12 961	67	292	6	9	151	14	6	82	78
Other retail trade	351	45 521	99	986	31	44	465	37	71	307	433
Finance, insurance, and real estate	282	50 658	46	282	5	37	306	26	71	180	175
Business and repair services	111	20 079	55	514	-	24	230	39	51	142	200
Private households	908	21 359	57	356	-	53	174	8	24	498	276
Other personal services	348	31 874	80	900	11	88	362	52	116	222	244
Entertainment and recreation services	132	5 445	27	62	-	4	58	7	7	12	25
Hospitals	241	52 405	135	1 518	28	61	538	51	84	442	304
Educational and kindred services	292	27 267	156	974	66	111	542	78	92	207	284
Other professional and related services	362	44 121	121	1 224	31	139	563	160	81	270	485
Public administration	285	42 436	47	590	76	157	200	104	73	138	242
LAST OCCUPATION OF EXPERIENCED UNEMPLOYED											
Male, 16 years old and over	92	46 819	125	828	9	66	322	6	95	43	139
Professional, technical, and managerial workers	-	1 075	-	41	-	-	28	-	17	-	17
Sales workers	-	422	-	-	-	-	-	-	-	-	-
Clerical and kindred workers	9	2 606	-	3	-	3	6	-	4	-	3
Craftsmen, foremen, and kindred workers	11	2 486	26	147	-	21	81	-	27	8	23
Operatives, including transport	23	4 120	31	191	-	21	98	4	24	11	34
Laborers, except farm	21	2 151	48	353	4	10	65	-	12	13	34
Farm workers	4	89	11	7	-	-	13	-	6	-	-
Service workers, including private household	20	2 676	9	77	5	11	28	-	5	11	6
Female, 16 years old and over	64	12 220	147	583	77	17	303	25	54	31	137
Professional, technical, and managerial workers	5	767	-	35	-	5	6	9	-	7	9
Sales workers	-	499	-	25	-	-	31	-	-	-	9
Clerical and kindred workers	25	3 385	39	101	23	6	58	8	8	-	14
Operatives, including transport	10	3 583	45	193	27	-	93	-	16	-	32
Other blue-collar workers	-	440	-	26	-	-	22	8	4	-	-
Farm workers	-	4	-	-	-	-	-	-	4	-	-
Service workers, except private household	5	1 802	63	173	17	4	69	-	19	3	11
Private household workers	14	1 138	-	22	6	-	15	-	-	14	24
INCOME OF FAMILIES, UNRELATED INDIVIDUALS, AND PERSONS											
All families	2 453	394 904	1 617	10 378	459	723	4 751	581	1 042	1 646	3 184
Less than $1,000	59	24 728	123	517	5	22	282	50	71	29	216
$1,000 to $1,999	68	15 192	108	440	12	9	251	17	54	68	142
$2,000 to $2,999	129	25 416	99	567	31	36	372	46	79	54	177
$3,000 to $3,999	102	28 726	133	686	11	70	444	37	89	68	229
$4,000 to $4,999	167	30 019	124	885	46	75	493	26	116	116	203
$5,000 to $5,999	154	34 674	145	918	61	77	385	53	85	125	233
$6,000 to $6,999	195	34 141	166	876	43	43	408	80	71	184	239
$7,000 to $7,999	179	31 420	113	655	54	87	310	38	94	121	292
$8,000 to $8,999	197	27 738	123	776	29	50	304	26	102	90	171
$9,000 to $9,999	135	23 547	102	665	11	44	315	60	48	128	223
$10,000 to $11,999	262	38 902	162	1 067	63	103	498	62	112	301	395
$12,000 to $14,999	205	37 738	122	1 188	44	89	384	52	57	163	325
$15,000 to $24,999	357	37 127	87	981	34	50	253	25	64	177	374
$25,000 to $49,999	122	4 686	10	96	-	5	33	8	-	42	84
$50,000 or more	18	850	-	11	-	2	9	-	-	-	-
Median income	$5 825	$7 150	$6 461	$7 422	$7 380	$7 872	$6 339	$6 769	$6 380	$6 644	$7 [illegible]
Mean income	$10 739	$8 171	$7 042	$8 240	$8 076	$8 369	$7 147	$7 377	$6 855	$9 407	$9 [illegible]
Families with female head	706	128 115	543	3 251	38	187	1 835	139	392	540	691
Mean income	$4 188	$5 410	$3 953	$4 770	...	$5 411	$4 410	$3 074	$4 337	$6 817	$4 [illegible]
All families and unrelated individuals	4 009	594 462	2 101	14 834	701	1 089	6 935	924	1 537	2 [illegible]	4 [illegible]
Median income	$5 753	$5 811	$5 486	$6 069	$5 747	$5 777	$5 132	$5 163	$4 812	$5 939	$5 [illegible]
Mean income	$7 737	$6 801	$5 190	$6 991	$6 513	$6 [illegible]	$5 975	$5 728	$5 [illegible]	$6 [illegible]	$5 [illegible]
All unrelated individuals	1 556	189 558	484	4 456	242	367	2 184	343	493	1 152	1 [illegible]
Median income	$2 450	$3 449	$2 600	$3 724	$3 143	$2 493	$2 753	$2 829	$1 [illegible]	$2 818	$3 [illegible]
Mean income	$2 959	$3 947	$3 344	$4 081	$3 543	$3 014	$3 425	$2 934	$2 [illegible]	$3 456	$3 [illegible]
Female unrelated individuals	1 073	105 170	236	1 897	37	168	1 032	157	201	811	961
Mean income	$2 579	$3 356	$2 363	$2 824	...	$2 969	$2 430	$2 364	$2 248	$3 225	$3 [illegible]
Per capita income of persons	$2 928	$2 402	$1 639	$2 095	$2 213	$2 223	$1 932	$1 864	$1 648	$2 737	$2 [illegible]
TYPE OF INCOME OF FAMILIES											
All families	2 453	394 904	1 617	10 378	459	723	4 751	581	1 042	1 646	3 184
With wage or salary income	2 228	329 518	1 296	9 195	438	672	4 047	518	893	1 533	2 [illegible]
Mean wage or salary income	$10 172	$6 833	$7 449	$8 293	$7 629	$8 048	$6 982	$7 687	$6 593	$8 963	$8 [illegible]
With nonfarm self-employment income	174	14 391	51	452	14	39	117	26	51	110	131
Mean nonfarm self-employment income	$9 118	$5 622	...	$6 019	...	...	$7 550	...	...	$5 073	$5 [illegible]
With farm self-employment income	-	572	-	15	-	-	10	-	-	-	3
Mean farm self-employment income	...	$6 577	-	...	-	-	...	-	-	-	...
With Social Security income	937	47 652	195	877	37	113	594	24	154	311	695
Mean Social Security income	$1 347	$1 621	$1 666	$1 559	...	$1 631	$1 528	...	$1 416	$1 214	$1 [illegible]
With public assistance or public welfare income	294	31 902	424	2 010	42	105	1 431	54	355	172	653
Mean public assistance or public welfare income	$1 741	$2 239	$2 170	$1 [illegible]	...	$1 423	$2 248	...	$1 [illegible]	$1 591	$1 [illegible]
With other income	548	50 742	194	1 018	117	153	553	68	140	303	367
Mean other income	$1 218	$2 355	$1 326	$1 459	$1 461	$1 025	$1 439	...	$930	$1 733	$1 [illegible]

*Includes persons who last worked more than 10 years ago, not shown separately

E lg #1 Census tables
E lg #1 Census tables

Table 95. Poverty Status in 1969 of Negro Families and Persons for Areas and Places: ...

(Excludes inmates of institutions, members of the Armed Forces living in barracks, college students in dormitories, and unrelated individuals under 14 years. Data based on sample. See text. For maximum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Standard Metropolitan Statistical Areas
Places of 50,000 or More
(for Central Cities)
Urban Balance
Urbanized Areas
Places of 50,000 or More

Places—Con.

	New Rochelle	New York City	Niagara Falls	Rochester	Rome	Schenectady	Syracuse	Troy	Utica	White Plains	Yonkers
ALL INCOME LEVELS											
Families	2 453	394 904	1 617	10 378	459	723	4 751	581	1 042	1 646	3 186
Percent receiving public assistance income	11.6	20.7	26.2	17.4	9.2	14.5	30.5	9.3	34.1	10.4	18.9
Mean size of family	3.63	3.68	4.61	4.08	3.40	3.76	3.97	4.27	4.46	3.59	3.52
With related child under 18 years	1 505	269 044	1 250	6 037	353	491	3 718	470	667	959	2 165
Mean number of related children under 18 years	2.30	2.42	2.69	2.85	2.46	2.67	2.65	2.64	3.22	2.20	2.39
Families with female head	705	126 115	543	3 251	38	187	1 635	138	372	540	981
With related children under 18 years	488	100 776	470	2 899	34	157	1 615	133	348	310	745
With related children under 6 years	179	52 137	201	1 954	25	79	943	80	201	141	492
Percent of heads in labor force	60.3	51.2	20.3	47.7	...	...	40.6	...	42.6	58.2	52.3
Family heads	2 453	394 904	1 617	10 378	459	723	4 751	581	1 042	1 646	3 186
Percent 65 years and over	15.0	7.1	3.8	4.6	2.6	5.9	4.9	5.7	4.4	11.3	10.3
Civilian male family heads under 65 years	1 531	245 458	1 008	6 770	181	510	2 743	415	612	1 003	1 957
Percent in labor force	94.2	89.7	89.6	92.2	87.8	92.9	89.6	96.9	90.2	94.0	93.3
Unrelated individuals	1 537	188 699	479	4 411	73	342	2 062	343	455	1 147	1 421
Percent receiving public assistance income	8.2	15.9	26.9	13.4	...	3.8	17.3	7.9	33.0	5.8	10.8
Percent 65 years and over	18.8	16.3	13.6	11.4	...	21.6	15.4	25.1	19.6	20.1	19.8
Persons	10 438	1 640 203	7 940	48 867	1 725	3 033	20 901	2 824	5 099	7 849	12 894
Percent receiving Social Security income	8.5	5.4	4.9	3.4	3.0	4.1	4.2	3.6	5.2	8.1	6.6
Percent 65 years and over	9.1	5.5	2.4	3.0	1.3	5.2	3.7	5.0	3.2	8.2	6.5
Percent receiving Social Security income	64.2	60.8	61.6	57.7	...	70.0	67.4	58.6	82.3	65.7	64.5
Households	2 887	477 593	1 816	11 991	481	792	5 680	718	1 252	2 160	3 963
In owner occupied housing units	686	34 370	425	2 422	93	154	652	77	93	183	317
Mean value of unit	$33 311	$23 451	$11 929	$12 945	...	$13 688	$16 076	...	...	$34 214	$29 755
In renter occupied housing units	2 221	443 223	1 391	9 499	388	638	5 026	641	1 159	1 977	3 646
Mean gross rent	$119	$105	$101	$116	$105	$94	$117	$80	$91	$123	$127
Percent lacking some or all plumbing facilities	6.8	4.0	5.0	3.3	3.5	5.1	2.0	4.2	9.6	11.7	6.3
INCOME LESS THAN POVERTY LEVEL											
Families	292	80 952	497	2 243	58	103	1 252	144	370	191	616
Percent of all families	11.9	20.5	30.7	21.6	12.6	14.2	26.4	24.8	29.8	11.6	19.3
Mean family income	$1 965	$1 997	$2 269	$2 338	...	$2 651	$2 268	$1 973	$2 496	$2 175	$1 717
Mean income deficit	$1 537	$1 809	$1 702	$1 802	...	$1 269	$1 626	$2 011	$1 915	$1 228	$1 862
Percent receiving public assistance income	37.7	49.2	48.3	44.2	...	21.4	58.3	31.3	60.0	39.3	41.4
Mean size of family	3.75	4.21	4.56	4.78	...	4.67	4.33	4.40	5.09	3.60	3.88
With related children under 18 years	231	69 373	431	2 040	54	84	1 153	133	292	143	457
Mean number of related children under 18 years	2.78	3.02	3.43	3.54	...	...	3.15	2.99	3.79	2.47	2.91
Families with female head	187	51 386	353	1 540	19	60	904	82	211	107	404
With related children under 18 years	158	48 131	322	1 466	19	53	889	82	211	88	394
With related children under 6 years	95	29 864	238	1 133	16	43	586	64	142	39	298
Percent of heads in labor force	...	12.8	12.6	29.7	...	...	23.4	...	29.9	...	17.6
Family heads	292	80 952	497	2 243	58	103	1 252	144	370	191	616
Percent 65 years and over	12.0	7.2	5.6	6.1	...	11.7	4.2	9.7	1.9	23.0	12.2
Civilian male heads under 65 years	90	25 568	123	640	14	31	312	48	99	56	144
Percent in labor force	...	61.0	66.7	70.5	...	...	58.0	...	...	...	57.6
Unrelated individuals	660	58 392	188	1 480	25	129	709	129	218	435	695
Percent of all unrelated individuals	42.9	30.9	39.2	33.6	...	37.7	34.4	37.6	47.9	36.2	34.4
Mean income	$724	$748	$1 056	$723	...	$805	$893	$451	$921	$699	$926
Mean income deficit	$1 112	$1 099	$797	$1 142	...	$1 051	$961	$1 415	$945	$936	$911
Percent receiving public assistance income	8.2	26.5	45.7	29.2	...	7.0	30.5	15.5	53.2	3.4	16.2
Percent 65 years and over	29.2	30.2	21.8	22.6	-	34.9	25.1	31.8	24.3	34.2	34.1
Persons	1 755	399 021	2 453	12 199	253	610	6 178	763	1 797	1 103	2 877
Percent of all persons	16.8	24.3	30.9	25.0	14.7	19.9	29.3	27.0	35.2	15.6	22.4
Percent receiving Social Security income	10.9	6.9	6.8	4.7	1.2	15.7	4.8	5.5	4.2	20.8	10.5
Percent 65 years and over	14.2	6.9	3.7	4.3	1.2	11.0	4.3	8.1	3.3	18.0	9.1
Percent receiving Social Security income	53.6	61.6	...	53.3	...	...	69.1	...	...	80.9	76.9
Related children under 18 years	628	201 302	1 572	7 326	117	304	3 590	422	1 026	365	1 334
Percent living with both parents	31.5	25.6	23.3	23.8	64.1	35.2	15.6	36.5	24.9	36.9	13.9
Households	560	112 878	591	2 852	69	154	1 669	213	464	467	937
Percent of all households	20.1	23.9	32.5	23.8	14.3	19.4	29.4	29.7	37.1	21.6	23.6
In owner occupied housing units	52	2 747	62	212	4	15	47	-	-	42	61
Mean value of unit	...	$21 045	...	$10 710	...	...	...	-	-	...	...
In renter occupied housing units	508	110 131	529	2 640	65	139	1 622	213	464	425	876
Mean gross rent	$102	$100	$99	$112	...	$90	$114	$78	$87	$96	$96
Percent lacking some or all plumbing facilities	13.1	4.7	5.8	4.0	...	11.7	1.6	1.9	8.8	24.6	7.1
INCOME LESS THAN 75 PERCENT OF POVERTY LEVEL											
Families	198	52 463	325	1 389	37	35	769	102	182	104	428
Percent of all families	8.1	13.3	20.1	13.4	7.0	4.8	16.2	17.6	17.5	6.3	13.4
Mean income deficit	$1 294	$1 549	$1 350	$1 529	...	...	$1 364	$1 654	$1 800	$1 120	$1 676
Families with female head	143	33 953	232	1 006	19	19	544	64	131	61	299
Unrelated individuals	543	45 070	108	1 242	17	103	499	109	152	339	335
Percent of all unrelated individuals	35.3	24.9	22.5	28.2	...	30.7	24.2	31.8	33.4	30.4	23.6
Mean income deficit	$891	$697	$691	$844	...	$753	$786	$1 135	$762	$595	$776
Persons	1 230	258 342	1 535	7 961	125	370	3 791	583	999	704	1 848
Percent 65 years and over	16.5	7.3	3.1	4.2	2.4	14.5	4.1	7.0	1.9	20.5	9.1
Related children under 18 years	616	129 471	950	4 629	72	96	2 252	323	601	177	869
Percent living with both parents	20.9	22.8	23.5	19.7	...	...	20.1	24.8	18.8	17.1	9.8
INCOME LESS THAN 125 PERCENT OF POVERTY LEVEL											
Families	450	109 922	629	2 971	90	137	1 701	175	426	284	846
Percent of all families	18.3	27.8	38.9	28.6	19.6	21.7	35.8	30.1	41.1	18.6	26.5
Mean income deficit	$1 754	$2 167	$2 248	$2 262	...	$1 659	$2 062	$2 528	$2 382	$1 619	$2 126
Families with female head	298	84 310	400	1 814	28	93	1 124	102	263	122	447
Unrelated individuals	709	73 658	233	1 691	25	178	920	153	243	535	998
Percent of all unrelated individuals	51.9	39.0	49.7	38.3	...	52.0	44.6	44.6	53.4	49.3	49.7
Mean income deficit	$1 241	$1 285	$1 032	$1 436	...	$1 165	$1 150	$1 622	$1 294	$1 125	$1 172
Persons	2 449	529 117	3 434	16 201	368	928	8 367	925	2 403	1 602	3 879
Percent 65 years and over	10.4	7.0	3.6	4.0	0.8	6.1	4.5	8.0	3.1	14.5	8.1
Related children under 18 years	901	269 149	2 045	9 618	220	496	4 933	479	1 465	655	1 941
Percent living with both parents	36.9	32.9	30.7	31.0	51.2	46.4	26.4	39.5	38.4	53.1	27.5

Table 103. Industry, Last Occupation of the Experienced Unemployed, and Income in 1969 of Persons of Puerto Rican Birth or Parentage for Areas and Places: 1970—Continued

Standard Metropolitan Statistical Areas
Places of 50,000 or More (or Central Cities)
Urban Balance
Urbanized Areas
Places of 50,000 or More

INDUSTRY											
Total employed, 16 years old and over	104	214 303	14	1 716	7	43	213	30	92	88	842
Agriculture, forestry, and fisheries	-	374	-	19	-	-	7	-	-	8	14
Mining	-	118	-	-	-	-	-	-	-	-	-
Construction	-	4 265	-	26	-	-	9	-	5	-	41
Manufacturing	4	70 554	8	1 035	-	12	96	15	61	17	317
Furniture and lumber and wood products	-	2 752	-	15	-	-	-	-	-	-	6
Primary metal industries	-	1 265	-	-	-	-	13	-	-	-	14
Fabricated metal industries, including not specified metal	-	3 416	-	41	-	-	-	-	-	-	14
Machinery, including electrical	-	9 049	-	124	-	7	32	-	7	-	84
Transportation equipment	-	1 213	-	-	-	-	9	-	-	12	8
Other durable goods	-	11 753	8	291	-	-	-	4	8	-	27
Food and kindred products	4	23 737	-	161	-	-	-	-	25	-	98
Textiles and fabricated textile products	-	5 609	-	265	-	-	-	11	6	-	22
Printing, publishing, and allied industries	-	16 259	-	8	-	5	6	-	8	-	72
Other nondurable goods, incl. not specified mfg. indus.	-	2 796	-	130	-	-	36	-	7	5	6
Trucking service and warehousing	-	4 256	6	-	-	-	-	-	-	-	-
Other transportation	-	4 916	-	45	-	-	-	-	-	-	-
Communications, utilities, and sanitary services	-	8 708	-	32	-	-	-	-	-	-	-
Wholesale trade	15	7 456	-	23	-	-	-	-	7	-	24
Food, bakery, and dairy stores	-	9 869	-	40	-	10	-	-	-	-	24
Eating and drinking places	8	16 424	-	92	-	-	-	-	-	5	41
Other retail trade	16	14 230	-	35	-	-	16	-	-	5	32
Finance, insurance, and real estate	23	9 807	-	23	-	-	8	-	-	13	20
Business and repair services	15	7 183	-	32	-	6	24	-	-	-	30
Private households	6	9 850	-	-	-	-	-	-	-	-	-
Other personal services	6	1 667	-	42	-	-	16	3	19	-	41
Entertainment and recreation services	-	11 144	-	5	-	-	-	-	-	13	4
Hospitals	-	5 613	-	45	-	-	-	4	-	13	12
Educational and kindred services	7	9 643	-	80	-	8	16	-	-	8	31
Other professional and related services	-	8 276	-	62	-	-	9	8	-	-	35
Public administration	-		-	55	7	-	12	-	-	-	21
LAST OCCUPATION OF EXPERIENCED UNEMPLOYED											
Male, 16 years old and over	-	8 560	-	49	-	8	8	9	36	-	39
Professional, technical, and managerial workers	-	337	-	6	-	-	-	-	-	-	-
Sales workers	-	359	-	-	-	-	-	-	-	-	-
Clerical and kindred workers	-	1 083	-	-	-	-	-	-	-	-	-
Craftsmen, foremen, and kindred workers	-	1 239	-	19	-	-	-	-	-	-	-
Operatives, including transport	-	2 916	-	13	-	-	-	6	9	-	9
Laborers, except farm	-	950	-	4	-	-	-	-	30	-	7
Farm workers	-	59	-	-	-	-	-	-	-	-	-
Service workers, including private household	-	1 379	-	7	-	8	-	-	-	-	15
Female, 16 years old and over	-	4 832	-	41	-	5	-	-	4	-	34
Professional, technical, and managerial workers	-	149	-	-	-	-	-	-	-	-	-
Sales workers	-	199	-	-	-	-	-	-	-	-	-
Clerical and kindred workers	-	835	-	-	-	-	-	-	-	-	14
Operatives, including transport	-	2 734	-	22	-	5	-	-	-	-	15
Other blue-collar workers	-	293	-	10	-	-	-	-	-	-	-
Farm workers	-	10	-	9	-	-	-	-	-	-	-
Service workers, except private household	-	389	-	-	-	-	-	-	-	-	5
Private household workers	-	49	-	-	-	-	-	-	-	-	-
INCOME OF FAMILIES, UNRELATED INDIVIDUALS, AND PERSONS											
All families	54	200 675	6	1 106	16	35	186	31	104	75	659
Less than $1 000	16	12 134	-	59	-	-	16	-	-	10	39
$1 000 to $1 999	-	9 677	-	41	-	-	45	4	-	6	32
$2 000 to $2 999	-	11 158	-	40	-	-	-	14	20	4	34
$3 000 to $3 999	4	23 570	-	58	-	-	22	-	11	-	56
$4 000 to $4 999	-	21 707	-	77	-	13	33	-	22	-	57
$5 000 to $5 999	-	19 269	-	72	7	-	18	-	8	-	47
$6 000 to $6 999	-	19 048	-	91	-	10	25	-	-	6	47
$7 000 to $7 999	7	13 251	6	160	-	-	7	-	13	-	68
$8 000 to $8 999	-	10 658	-	79	-	-	-	-	8	16	39
$9 000 to $9 999	-	7 027	-	46	-	-	12	13	17	5	43
$10 000 to $11 999	7	14 435	-	114	9	5	7	-	-	5	41
$12 000 to $14 999	7	11 361	-	155	-	-	-	-	-	5	32
$15 000 to $24 999	8	7 919	-	85	-	-	-	-	-	8	22
$25 000 to $49 999	5	878	-	15	-	-	-	-	-	6	9
$50 000 or more	-	179	-	-	-	-	-	-	-	5	-
Median income		$5 575		$7 631			$5 294		$4 955		$5
Mean income		$6 343		$8 604			$4 935		$5 875		$5
Families with female head	-	6 376	-	104	-	-	22	-	26	14	76
Median income		$3 949		$3 103							$3
All families and unrelated individuals	107	230 252	14	1 326	51	40	222	39	126	97	754
Median income	$6 360	$7 198		$7 112			$5 150		$4 692		$5
Mean income	$7 530	$8 589		$7 768			$4 701		$5 514		$5
All unrelated individuals	53	38 804	8	220	35	5	36	8	22	22	58
Median income		$3 075		$4 024							
Mean income		$3 417		$3 564							
Female unrelated individuals	33	18 126		69			6		5	9	37
Median income		$2 770									
Per capita income of persons	$3 030	$1 736		$1 873	$1 787	$1 264	$1 354	$2 338	$1 494	$1 710	$2
TYPE OF INCOME OF FAMILIES											
All families	54	200 676	6	1 105	16	35	186	31	104	75	659
With wage or salary income	54	146 752	6	955	16	33	179	23	87	53	574
Mean income		17 014		18 808			$4 626				$5
With nonfarm self-employment income	5	6 679	-	45	-	-	-	-	-	-	29
Mean income		$5 410	-	-	-	-	-	-	-	-	-
With farm self-employment income	-	203	-	-	-	-	-	-	-	-	-
Mean income		15 911	-	-	-	-	-	-	-	-	-
With income other than earnings	16	16 185	-	84	-	4	5	6	6	9	57
Mean income		$1 514	-		-						
With Social Security income	5	59 744	-	230	-	7	70	8	43	-	51
Mean income		$2 454		$2 227							
With public assistance or public welfare income	-	15 539	6	80	9	12	5	14	8	25	17
Mean income		$2 355									$2 41

[1] Includes persons who last worked more than 10 years ago, not shown separately.

Table 100. Industry, Last Occupation of the Experienced Unemployed, and Income in 1969 of Persons of Puerto Rican Birth or Parentage for Areas and Places: 1970—Continued

Standard Metropolitan Statistical Areas
Places of 50,000 or More (or Central Cities)
Urban Balance
Urbanized Areas
Places of 50,000 or More

Universe: Persons of Puerto Rican birth or parentage (see text). For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.

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	Places—Con.										
	New Rochelle	New York City	Niagara Falls	Rochester	Rome	Schenectady	Syracuse	Troy	Utica	White Plains	Yonkers
INDUSTRY											
Total employed, 16 years old and over	108	214 303	14	1 718	7	43	313	30	92	84	642
Agriculture, forestry, and fisheries	7	513	-	19	-	-	7	-	-	6	14
Mining	-	119	-	-	-	-	-	-	-	-	-
Construction	-	4 295	-	26	-	-	9	-	-	-	-
Manufacturing	4	36 564	8	1 035	-	12	96	15	61	17	301
Furniture and lumber and wood products	-	2 782	-	16	-	-	-	-	-	-	9
Primary metal industries	-	1 261	-	-	-	-	13	-	-	-	16
Fabricated metal industries (including not specified metal)	-	3 859	-	41	-	-	-	-	-	-	-
Machinery, including electrical	-	7 033	-	124	-	7	32	-	7	-	35
Transportation equipment	-	1 212	-	-	-	-	9	-	-	12	40
Other durable goods	-	11 793	8	291	-	-	-	4	8	-	28
Food and kindred products	4	23 937	-	265	-	-	-	-	25	-	59
Textiles and fabricated textile products	-	5 009	-	8	-	5	6	11	6	-	22
Printing, publishing, and allied industries	-	16 458	-	130	-	-	36	-	8	-	52
Other nondurable goods (incl. not specified mfg. industry)	-	2 796	-	-	-	-	-	-	7	5	48
Trucking service and warehousing	-	8 266	6	45	-	-	-	-	-	-	-
Other transportation	-	4 916	-	32	-	-	-	-	-	-	-
Communications, utilities, and sanitary services	15	8 708	-	23	-	-	-	-	-	-	8
Wholesale trade	-	7 456	-	45	-	10	-	-	7	-	39
Food, bakery, and dairy stores	8	9 869	-	92	-	-	-	-	-	-	31
Eating and drinking places	16	16 424	-	35	-	-	16	-	-	5	47
Other retail trade	23	18 220	-	23	-	-	-	-	-	5	11
Finance, insurance, and real estate	12	9 807	-	32	-	-	8	-	-	13	74
Business and repair services	6	263	-	-	-	6	24	-	-	-	26
Private households	6	9 840	-	42	-	-	-	-	-	-	-
Other personal services	-	1 667	-	9	-	-	16	3	19	-	46
Entertainment and recreation services	-	11 144	-	45	-	-	-	-	-	13	74
Hospitals	7	5 613	-	80	-	8	16	4	-	13	77
Educational and kindred services	-	9 643	-	82	-	-	9	-	8	-	37
Other professional and related services	-	8 276	-	55	7	-	12	8	-	-	23
Public administration											
LAST OCCUPATION OF EXPERIENCED UNEMPLOYED											
Male, 16 years old and over	-	8 560	-	49	-	8	8	9	36	-	39
Professional, technical, and managerial workers	-	337	-	6	-	-	-	-	-	-	-
Sales workers	-	389	-	-	-	-	-	-	-	-	-
Clerical and kindred workers	-	1 063	-	-	-	-	-	-	-	-	-
Craftsmen, foremen, and kindred workers	-	1 029	-	19	-	-	-	-	-	-	-
Operatives, including transport	-	2 916	-	13	-	-	8	9	6	-	9
Laborers, except farm	-	950	-	4	-	-	-	-	30	-	7
Farm workers	-	59	-	-	-	-	-	-	-	-	-
Service workers, including private household	-	1 379	-	7	-	-	-	-	-	-	15
Female, 16 years old and over	-	4 832	-	41	-	8	-	-	-	-	19
Professional, technical, and managerial workers	-	149	-	-	-	5	-	-	4	-	34
Sales workers	-	199	-	-	-	-	-	-	-	-	-
Clerical and kindred workers	-	835	-	-	-	-	-	-	-	-	14
Operatives, including transport	-	2 734	-	22	-	5	-	-	-	-	-
Other blue collar workers	-	293	-	10	-	-	-	-	-	-	11
Farm workers	-	10	-	9	-	-	-	-	-	-	-
Service workers, except private household	-	389	-	-	-	-	-	-	-	-	-
Private household workers	-	49	-	-	-	-	-	-	-	-	5
INCOME OF FAMILIES, UNRELATED INDIVIDUALS, AND PERSONS											
All families	54	700 676	6	1 106	16	35	186	31	104	75	611
Less than $1 000	16	14 134	-	58	-	-	16	-	-	10	36
$1 000 to $1 999	-	9 677	-	41	-	-	45	4	-	6	31
$2 000 to $2 999	-	7 913	-	40	-	-	-	14	20	4	21
$3 000 to $3 999	4	22 570	-	38	-	-	-	-	11	-	24
$4 000 to $4 999	-	21 795	-	27	-	-	22	-	22	-	92
$5 000 to $5 999	-	20 789	-	22	7	13	34	-	6	-	41
$6 000 to $6 999	-	19 048	-	91	-	-	18	-	-	-	46
$7 000 to $7 999	7	15 381	6	160	-	10	25	-	13	8	46
$8 000 to $8 999	-	12 656	-	79	-	-	7	-	8	-	61
$9 000 to $9 999	-	9 027	-	46	-	-	-	-	16	-	29
$10 000 to $11 999	7	14 435	-	114	9	5	12	13	5	5	29
$12 000 to $14 999	7	11 361	-	155	-	-	7	-	17	5	61
$15 000 to $24 999	6	7 917	-	85	-	-	-	-	-	5	16
$25 000 to $49 999	5	878	-	15	-	-	-	-	-	6	9
$50 000 or more	-	171	-	-	-	-	-	-	-	-	-
Median income		$9 575	...	$7 631	...	...	$9 291	...	$9 955	...	$9 [illegible]
Mean income	...	$9 343	...	$8 604	...	...	$9 935	...	$9 875	...	$8 [illegible]
Families with female head	-	$6 279	-	104	-	-	22	-	26	14	68
Median income	-	$3 649	-	$3 122	-	-	-	-	-	-	-
All families and unrelated individuals	107	235 282	14	1 326	51	40	222	39	126	92	844
Median income	$6 960	$9 179	...	$7 117	...	...	$9 150	...	$9 692	...	$8 [illegible]
Mean income	$7 539	$9 589	...	$7 768	...	...	$9 701	...	$9 314	...	$9 [illegible]
All unrelated individuals	53	38 804	8	220	35	5	36	8	22	22	95
Median income	...	$3 975	...	$4 024	...	...	...	...	...	...	...
Mean income	...	$3 417	...	$3 554	...	...	...	...	...	...	...
Female unrelated individuals	33	18 126	...	69	...	-	6	-	5	9	7
Median income	...	$2 770	-	...	...	-	...	-	...	...	...
Per capita income of persons	$1 030	$1 739	...	$1 873	$1 787	$1 264	$1 364	$2 330	$1 494	$1 710	$2 [illegible]
TYPE OF INCOME OF FAMILIES											
All families											
With wage or salary income	54	700 676	6	1 106	16	35	186	31	104	75	611
Mean wage or salary income	54	146 052	6	955	16	35	179	23	87	53	547
With income from self-employment income	...	17 014	...	$8 804	...	...	$4 626	...	...	...	$9 [illegible]
Mean income from self-employment	5	6 609	-	45	-	-	-	-	-	-	5
With net self-employment income	...	55 403	-	...	-	-	-	-	-	-	...
Mean net self-employment income	...	203	-	...	-	-	-	-	-	-	...
With interest, dividends, or net rental income	...	15 511	-	-	-	-	-	-	-	-	...
Mean interest, dividends, or net rental income	16	16 395	-	84	-	4	5	8	6	4	13
With Social Security income	...	51 513	-	...	-	...	...	...	...	...	...
Mean Social Security income	5	53 594	-	232	-	7	70	8	40	-	232
With public assistance or public welfare income	...	52 454	-	$2 227	-	...	...	...	...	...	...
Mean public assistance or public welfare income	-	16 539	6	80	9	12	5	14	8	29	57
With other income	...	92 [illegible]	...	...	...	...	...	...	...	...	$2 [illegible]
Mean other income											

*Includes persons who last worked more than 10 years ago, not shown separately

Table 101. Poverty Status in 1959 of Families and Persons of Puerto Rico ... and Places: 1970—Continued

[Excludes inmates of institutions, members of the Armed Forces living in barracks, college students in dormitories, and unrelated individuals under 14 years. Based on sample data. See text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Standard Metropolitan Statistical Areas Places of 50,000 or More (or Central Cities) Urban Balance Urbanized Areas Places of 50,000 or More	New Rochelle	New York City	Niagara Falls	Rochester	Rome	Schenectady	Syracuse	Troy	Utica	White Plains	Yonkers
ALL INCOME LEVELS											
Families	54	200 676	6	1 106	16	35	185	31	104	75	6[illegible]
Percent receiving public assistance income	...	2[illegible]	-	21.0	-	...	27.6	...	32.5	-	...
Mean size of family	...	3.62	...	4.70	...	...	3.88	...	4.29	...	...
With related children under 18 years	40	156 706	6	922	9	35	158	31	90	43	4[illegible]
Mean number of related children under 18 years	...	2.53	...	3.07	...	...	2.59	...	...	...	...
Families with female head	-	56 378	-	104	-	-	22	-	26	12	12
With related children under 18 years	-	50 231	-	92	-	-	15	-	26	12	9
With related children under 6 years	-	27 975	-	43	-	-	15	-	13	14	...
Percent of heads in labor force	-	12.2	-	...	-	-	...	-	...	-	...
Family heads	54	200 676	6	1 106	16	35	186	31	104	75	6[illegible]
Percent 65 years and over	...	[illegible]	-	3.3	-	...	-	-	4.8	...	...
Civilian male family heads under 65 years	49	136 927	6	965	7	29	164	31	73	53	[illegible]
Percent in labor force	...	85.5	...	91.9	-	...	79.9	...	...	...	6[illegible]
Unrelated individuals	35	30 516	8	213	7	5	29	-	22	22	8[illegible]
Percent receiving public assistance income	-	22.6	-	3.3	-	-	-	-	-	-	-
Percent 65 years and over	-	15.2	-	3.8	-	...	-	-	-	-	-
Persons	215	805 679	69	5 415	73	181	750	106	468	248	2 6[illegible]
Percent receiving Social Security income	7.4	3.0	-	1.4	-	8.3	0.8	16.0	2.6	-	[illegible]
Percent 65 years and over	2.3	2.7	-	1.7	-	6.1	0.9	-	1.1	3.2	[illegible]
Percent receiving Social Security income	-	29.9	-	...	-	...	-	-	-	-	[illegible]
Households	64	218 383	14	1 121	23	25	208	31	112	76	7[illegible]
In owner occupied housing units	13	4 170	-	244	-	-	17	-	7	5	-
Mean value of unit	...	$[illegible] 459	-	$12 141	-	-	...	-	...	...	...
In renter occupied housing units	[illegible]	214 213	14	877	23	25	191	31	105	71	[illegible]
Mean gross rent	...	$96	...	$122	...	...	$106	...	$80	...	$[illegible]
Percent lacking some or all plumbing facilities	...	2.6	-	3.8	...	-	11.1	-	-	...	[illegible]
INCOME LESS THAN POVERTY LEVEL											
Families	16	60 90[illegible]	-	185	-	7	61	18	30	22	14[illegible]
Percent of all families	...	30.4	-	16.7	-	...	32.8	...	28.8	...	[illegible]
Mean family income	...	$2 207	-	$1 914	-	...	...	...	...	...	$1 [illegible]
Mean income deficit	...	$1 761	-	$2 107	-	...	...	...	...	...	$1 [illegible]
Percent receiving public assistance income	-	56.1	-	44.3	-	...	...	...	...	...	[illegible]
Mean size of family	...	4.44	-	4.46	-	...	...	...	...	-	[illegible]
With related children under 18 years	16	55 872	-	166	-	7	47	18	30	22	[illegible]
Mean number of related children under 18 years	...	3.04	-	2.98	-	...	...	...	...	...	[illegible]
Families with female head	-	33 655	-	60	-	-	-	-	7	12	[illegible]
With related children under 18 years	-	32 554	-	54	-	-	-	-	7	14	[illegible]
With related children under 6 years	-	19 905	-	32	-	-	-	-	-	14	[illegible]
Percent of heads in labor force	-	5.1	-	-	-	-	-	-	-	-	-
Family heads	16	60 906	-	185	-	7	61	18	30	22	[illegible]
Percent 65 years and over	...	4.5	-	11.4	-	-	-	-	-	-	[illegible]
Civilian male heads under 65 years	16	25 495	-	104	-	7	61	18	23	8	[illegible]
Percent in labor force	...	60.5	-	60.6	-	...	...	...	...	-	[illegible]
Unrelated individuals	-	12 932	-	69	-	9	6	-	-	9	[illegible]
Percent of all unrelated individuals	...	33.7	-	32.4	-	...	...	-	-	...	[illegible]
Mean income	-	$737	-	...	-	-	...	-	-	...	[illegible]
Mean income deficit	-	$1 123	-	...	-	...	...	-	-	...	[illegible]
Percent receiving public assistance income	-	20.8	-	-	-	...	...	-	-	...	[illegible]
Percent 65 years and over	...	23.1	-	-	-	-	-	-	-	-	[illegible]
Persons	45	283 162	-	895	-	54	224	58	137	105	655
Percent of all persons	27.3	35.1	-	16.5	-	29.6	29.9	54.7	29.3	42.3	[illegible]
Percent receiving Social Security income	...	2.9	-	2.6	-	-	-	...	-	-	[illegible]
Percent 65 years and over	...	2.5	-	4.7	-	-	-	...	-	-	[illegible]
Percent receiving Social Security income	-	49.3	-	...	-	-	-	...	-	-	[illegible]
Related children under 18 years	18	153 032	-	554	-	41	149	9	73	65	[illegible]
Percent living with both parents	...	39.1	-	52.9	-	...	49.0	...	...	...	[illegible]
Households	16	68 319	-	176	-	12	67	18	30	22	[illegible]
Percent of all households	...	31.3	-	15.9	-	...	32.2	...	26.8	...	[illegible]
In owner occupied housing units	-	203	-	-	-	-	-	-	-	-	[illegible]
Mean value of unit	-	$19 [illegible]	-	-	-	-	-	-	-	-	-
In renter occupied housing units	16	68 116	-	174	-	12	67	18	30	22	[illegible]
Mean gross rent	...	$95	-	$117	-	...	...	...	...	...	[illegible]
Percent lacking some or all plumbing facilities	-	2.5	-	7.5	-	-	...	-	-	-	[illegible]
INCOME LESS THAN 75 PERCENT OF POVERTY LEVEL											
Families	16	36 956	-	135	-	-	61	6	6	22	[illegible]
Percent of all families	...	18.4	-	12.2	-	-	32.8	...	5.8	...	[illegible]
Mean income deficit	...	$1 605	-	$1 647	-	-	-	...	...	...	[illegible]
Families with female head	-	21 [illegible]26	-	60	-	-	-	...	...	...	...
Unrelated individuals	-	9 772	-	54	-	5	6	-	-	9	[illegible]
Percent of all unrelated individuals	...	75.6	-	25.4	-	...	...	-	-	...	...
Mean income deficit	-	$945	-	...	-	...	...	-	-	...	...
Persons	50	161 037	-	373	-	33	216	6	27	102	[illegible]
Percent 65 years and over	-	2.8	-	5.9	-	...	-	-	-	-	[illegible]
Related children under 18 years	16	90 595	-	292	-	6	102	-	17	65	[illegible]
Percent living with both parents	...	35.3	-	22.9	-	-	71.6	-	...	...	[illegible]
INCOME LESS THAN 125 PERCENT OF POVERTY LEVEL											
Families	26	83 645	-	232	-	7	80	18	48	22	[illegible]
Percent of all families	...	41.7	-	29.1	-	...	43.0	...	46.2	...	[illegible]
Mean income deficit	...	$2 [illegible]24	-	$1 982	-	...	...	...	...	...	$1 [illegible]
Families with female head	-	41 [illegible]93	-	67	-	-	-	-	13	14	[illegible]
Unrelated individuals	-	16 289	-	73	-	5	15	-	-	9	[illegible]
Percent of all unrelated individuals	...	42.2	-	34.3	-	...	...	-	-	...	[illegible]
Mean income deficit	-	$1 116	-	...	-	...	...	-	-	...	[illegible]
Persons	63	384 [illegible]02	-	1 746	24	53	265	39	193	102	[illegible]
Percent 65 years and over	...	2.1	-	3.5	-	...	-	-	-	-	[illegible]
Related children under 18 years	22	205 [illegible]91	-	1 030	24	41	235	9	112	65	[illegible]
Percent living with both parents	...	45.9	-	74.3	...	...	67.7	...	82.4	...	[illegible]

EIJ #1 Census tables

E lk #2 Census housing tables

HC(2)-14

1970 CENSUS OF HOUSING

Metropolitan Housing Characteristics

NEW YORK, N.Y.

STANDARD METROPOLITAN STATISTICAL AREA

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Issued June 1972

Table E–2. Gross Rent of Renter Occupied Housing Units: 1970

[Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

New York

	Total	Less than $50	$50 to $59	$60 to $69	$70 to $79	$80 to $99	$100 to $119	$120 to $149	$150 to $199	$200 to $299	$300 or more	No cash rent
Specified renter occupied[1]	2 163 467	46 295	66 581	151 949	192 371	439 499	363 026	333 230	312 340	162 967	63 816	31 313
ROOMS												
1 room	120 946	9 504	6 577	10 794	9 040	19 411	16 435	20 150	17 982	8 792	1 172	1 109
2 rooms	212 729	7 765	9 514	16 415	20 304	39 729	28 534	31 702	31 017	21 633	4 126	1 956
3 rooms	716 362	15 770	23 491	47 696	72 519	168 682	118 770	105 546	95 631	43 477	17 668	7 093
4 rooms	656 544	10 275	20 173	40 640	60 413	149 666	118 564	91 971	90 718	44 885	18 214	10 426
5 rooms	306 367	2 310	5 382	12 986	23 721	62 740	60 226	55 817	44 201	22 453	11 069	5 465
6 rooms	118 945	496	1 300	3 058	5 454	16 720	18 685	22 621	24 912	16 007	6 529	3 263
7 rooms	23 678	79	104	278	630	2 109	3 007	4 301	5 859	3 765	2 470	1 066
8 rooms or more	9 865	76	40	82	131	502	735	1 122	2 030	1 956	1 968	1 223
Median	3.5	2.9	3.2	3.3	3.4	3.5	3.7	3.6	3.6	3.7	4.0	4.0
PERSONS												
1 person	632 931	29 568	33 658	59 111	72 652	132 828	84 179	82 674	72 655	43 053	15 935	7 638
2 persons	658 482	10 013	18 637	38 179	55 025	137 141	106 369	100 611	104 020	55 352	24 760	8 374
3 persons	351 481	3 051	6 877	14 955	25 709	76 573	66 180	58 008	56 403	27 608	11 120	4 997
4 persons	263 317	1 724	3 627	9 895	19 457	56 739	51 395	44 780	41 731	21 275	7 843	4 746
5 persons	133 379	1 027	1 895	5 566	10 426	30 579	28 268	23 752	17 897	8 263	2 759	2 917
6 persons or more	124 877	912	1 857	4 243	9 001	25 639	28 635	23 375	19 634	7 296	1 394	2 841
Median	2.2	1.3	1.5	1.7	1.9	2.2	2.4	2.3	2.3	2.2	2.1	2.5
Units with roomers, boarders, or lodgers	53 063	981	1 493	2 933	3 602	9 866	8 422	7 794	8 044	6 244	2 931	753
PLUMBING FACILITIES BY PERSONS PER ROOM												
With all plumbing facilities	2 164 295	37 021	60 273	122 571	185 545	447 689	357 703	328 373	309 392	161 789	63 487	38 553
0.50 or less	831 483	23 250	34 916	65 293	88 264	175 502	118 694	110 303	104 958	64 941	32 556	12 776
0.51 to 1.00	1 033 287	11 274	20 690	46 130	77 043	214 384	185 306	176 951	173 707	86 008	29 030	12 764
1.01 to 1.50	178 307	1 503	3 193	8 012	15 342	43 953	40 819	30 602	22 440	7 480	1 329	3 594
1.51 or more	61 218	994	1 473	3 136	4 896	13 870	12 884	10 417	8 257	3 360	562	1 419
Lacking some or all plumbing facilities	61 172	9 274	6 369	9 378	6 726	11 810	7 323	4 957	2 948	1 158	329	960
0.50 or less	13 314	1 719	1 641	2 052	1 794	2 428	1 382	844	675	279	202	298
0.51 to 1.00	41 010	7 139	4 263	6 325	4 123	8 017	4 812	3 222	1 781	701	116	511
1.01 to 1.50	2 322	61	102	186	274	449	512	407	198	75	6	52
1.51 or more	4 526	355	363	815	535	916	617	484	294	103	5	99
BEDROOMS												
None	167 780	10 457	7 572	13 275	11 773	25 946	22 380	29 092	28 348	16 007	1 669	1 261
1	942 087	23 398	33 237	65 223	94 460	214 709	151 674	135 430	125 906	63 940	24 739	9 872
2	747 147	11 749	20 643	42 585	65 941	162 196	134 681	109 122	108 816	54 523	25 894	12 297
3 or more	308 736	2 347	4 556	10 915	19 143	57 545	58 170	56 397	50 893	27 951	13 154	7 665
YEAR STRUCTURE BUILT												
1969 to March 1970	13 659	175	165	517	856	1 384	1 252	1 437	2 698	3 146	1 924	105
1965 to 1968	76 515	576	1 066	2 447	3 482	5 177	4 031	8 766	20 251	19 699	10 126	654
1960 to 1964	175 863	848	1 486	5 710	7 129	12 078	10 134	18 442	53 928	45 220	19 174	1 714
1950 to 1959	248 619	4 916	3 640	7 063	14 909	35 576	31 644	38 874	55 214	32 432	11 909	2 442
1940 to 1949	273 569	3 963	5 004	9 845	18 261	55 941	51 063	56 765	49 512	16 019	3 996	3 150
1939 or earlier	1 377 242	35 817	55 200	106 327	147 634	349 343	266 902	208 946	120 737	46 231	16 687	23 418
ELEVATOR IN STRUCTURE												
4 floors or more	1 548 019	37 791	49 820	96 605	142 863	339 764	257 114	208 897	206 846	131 544	60 223	16 549
With elevator	964 033	14 636	14 906	34 863	62 209	162 995	147 184	153 225	184 252	123 416	58 435	7 699
Walk-up	583 986	23 155	34 914	61 745	80 654	176 768	109 930	55 672	22 584	8 128	1 788	8 850
1 to 3 floors	617 731	10 160	15 588	35 390	48 454	120 632	109 171	121 154	107 117	30 877	4 722	14 456
COMPLETE BATHROOMS												
1 and 1 1/2	1 953 073	29 254	51 329	110 865	174 452	431 511	346 594	318 615	294 079	137 529	31 774	27 062
2 or more	83 232	408	360	618	950	2 482	3 723	6 357	12 658	23 719	31 036	2 921
None or also used by another household	127 132	16 016	15 304	20 503	17 436	25 729	14 094	9 159	4 831	1 788	559	1 703
INCOME IN 1969												
Less than $2,000	306 064	18 331	19 419	33 034	40 873	74 620	45 251	33 763	22 696	9 544	3 399	5 134
$2,000 to $2,999	153 051	6 643	8 736	15 666	20 507	41 807	25 890	16 720	10 185	3 508	1 127	2 260
$3,000 to $3,999	147 576	4 510	7 217	13 498	17 334	40 038	27 357	15 928	11 416	3 631	1 051	2 426
$4,000 to $4,999	143 437	3 731	6 131	12 667	17 158	36 780	26 556	19 413	12 717	4 655	1 127	2 501
$5,000 to $5,999	158 872	3 133	5 323	11 454	17 336	40 944	30 722	23 094	15 641	6 129	1 412	2 834
$6,000 to $6,999	153 366	2 258	4 128	9 920	15 993	39 404	28 914	23 921	18 278	6 582	1 633	2 303
$7,000 to $7,999	209 552	4 270	8 369	15 420	21 674	54 548	39 971	33 332	24 987	8 099	2 096	5 726
$8,000 to $14,999	392 025	2 337	5 141	12 029	21 409	67 067	69 211	75 534	85 798	39 740	8 484	5 255
$15,000 to $24,999	233 479	793	1 801	4 570	8 226	25 113	30 100	40 530	59 776	44 495	15 761	2 314
$25,000 or more	78 095	259	316	619	1 261	4 140	5 054	7 725	12 816	20 333	24 729	653
Median	$7 200	$2 700	$3 700	$4 300	$5 000	$5 900	$6 900	$8 200	$10 100	$12 900	$20 400	$6 300
YEAR MOVED INTO UNIT												
1969 to March 1970	374 529	5 248	6 185	13 423	20 132	61 705	60 823	64 468	73 402	45 033	17 846	6 273
1968	240 577	3 081	3 781	8 620	14 674	42 170	39 829	44 468	45 886	25 287	9 526	3 255
1967	194 235	2 500	3 429	7 459	12 971	38 279	34 665	36 827	35 376	17 707	6 586	2 186
1965 and 1966	327 499	5 138	7 130	15 989	26 498	70 662	59 332	54 349	49 670	25 486	9 724	3 523
1960 to 1964	407 003	7 716	10 027	22 060	36 099	91 171	72 060	62 458	57 961	29 166	12 327	5 900
1950 to 1959	335 474	10 079	14 400	26 321	34 762	83 278	57 461	45 335	33 937	14 949	5 216	5 636
1949 or earlier	282 056	11 916	22 051	34 114	43 702	72 467	40 223	26 226	15 236	5 387	1 842	4 542
GROSS RENT AS PERCENTAGE OF INCOME												
Less than 10 percent	272 901	12 124	15 295	26 061	34 713	67 748	45 974	32 270	21 310	11 354	6 052	...
10 to 14 percent	423 674	7 023	11 795	25 113	38 948	100 766	73 291	67 295	60 360	26 475	9 617	...
15 to 19 percent	353 105	4 640	7 553	17 665	28 139	73 051	62 058	63 529	61 792	29 613	9 953	...
20 to 24 percent	241 952	4 124	5 825	10 824	16 176	43 989	41 126	42 472	46 779	22 695	7 742	...
25 to 34 percent	269 909	6 117	7 256	13 656	19 036	49 491	43 481	44 436	48 533	23 293	9 573	...
35 percent or more	503 956	10 075	16 179	33 769	48 508	109 334	83 065	74 285	67 324	41 635	19 752	...
Not computed	92 920	1 197	2 660	4 794	6 701	13 140	11 013	8 954	6 202	2 612	1 120	31 313
AIR CONDITIONING												
Room unit(s)	643 553	2 974	5 225	13 759	24 356	76 641	85 999	113 691	154 950	104 889	35 102	10 967
Central system	53 329	147	74	191	410	997	1 293	2 015	6 364	13 711	22 599	543
None	1 468 536	42 557	61 704	118 034	168 072	332 094	277 119	218 424	140 310	39 435	5 665	20 139

[1]Excludes one-family homes on 10 acres or more.

Table E–3. Income in 1969 of Families and Primary Individuals in Owner and Renter Occupied Housing Units: 1970

[Data based on sample; see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

New York

	Total	Less than $2,000	$2,000 to $2,999	$3,000 to $3,999	$4,000 to $4,999	$5,000 to $5,999	$6,000 to $6,999	$7,000 to $9,999	$10,000 to $14,999	$15,000 to $24,999	$25,000 or more	Median (dollars)
Owner occupied housing units	669 349	46 273	26 721	22 439	21 753	25 560	23 866	103 228	179 646	154 999	59 812	11 700
ROOMS												
1 and 2 rooms	8 849	1 810	876	688	610	673	547	1 448	1 225	679	293	5 700
3 rooms	53 928	8 067	4 588	3 752	3 231	3 668	3 517	9 598	10 096	5 497	1 924	7 000
4 rooms	114 529	10 078	5 577	5 257	4 973	5 473	6 043	21 731	29 725	20 524	5 108	9 700
5 rooms	147 566	10 369	5 714	5 333	5 307	6 016	7 146	25 942	41 562	30 963	8 654	10 900
6 rooms	201 486	9 684	5 596	5 101	4 970	6 615	7 538	30 450	60 659	53 721	16 952	12 500
7 rooms or more	142 951	5 550	2 370	2 328	2 667	3 165	4 075	16 049	36 281	43 615	26 831	14 900
PERSONS												
1 person	80 057	26 015	9 884	6 763	5 251	5 091	4 763	10 231	6 909	3 036	2 104	3 600
2 persons	193 432	12 405	11 366	10 961	10 452	10 940	11 370	35 100	45 322	30 718	14 795	9 500
3 and 4 persons	254 076	5 453	2 553	3 608	4 203	6 409	8 531	29 406	83 378	77 011	26 524	13 558
5 persons	75 502	1 282	451	670	907	1 604	2 197	10 693	25 500	23 381	8 817	13 908
6 persons or more	66 332	1 123	467	487	935	1 496	2 005	9 808	21 589	20 853	7 569	13 900
Units with roomers, boarders, or lodgers	16 301	2 240	1 148	936	831	1 057	1 028	2 919	3 442	2 174	528	7 400
BEDROOMS												
Less than 3	295 864	30 604	17 080	15 196	14 022	14 707	15 869	53 868	70 187	48 113	16 225	9 300
3	285 729	11 594	6 195	6 102	6 464	8 022	9 364	41 360	86 739	81 862	27 525	13 100
4 or more	87 969	3 258	1 301	1 521	1 406	1 764	2 537	9 679	21 772	26 852	17 879	15 300
YEAR STRUCTURE BUILT												
1969 to March 1970	7 962	349	149	163	191	246	357	1 427	2 631	2 024	405	12 100
1960 to 1968	109 779	4 628	2 741	2 619	2 785	3 376	4 491	18 025	33 677	29 246	9 191	12 400
1950 to 1959	103 871	4 622	2 683	2 429	2 564	2 872	3 635	14 933	28 949	29 834	11 410	13 200
1949 or earlier	447 737	36 679	19 148	17 228	16 248	19 036	20 383	70 853	114 391	94 895	38 806	11 100
YEAR MOVED INTO UNIT												
1969 to March 1970	48 837	2 145	920	1 001	1 378	1 862	2 373	8 939	15 703	11 069	3 447	11 800
1968	39 525	1 651	861	766	1 090	1 425	1 755	6 638	12 934	9 303	3 102	12 200
1960 to 1967	242 060	11 427	5 649	6 068	6 278	8 452	10 005	40 991	73 980	57 862	21 348	12 300
1959 or earlier	338 948	31 467	17 270	14 495	12 958	14 195	14 999	48 452	77 260	76 340	31 512	11 000
SELECTED CHARACTERISTICS												
Automatic clothes washing machine	470 934	22 132	12 690	12 198	12 429	15 017	17 613	72 290	136 128	122 806	47 621	12 600
Clothes dryer	187 829	4 668	2 785	2 258	2 711	3 427	4 731	21 815	53 437	56 293	31 204	14 600
Dishwasher	144 725	3 416	1 478	1 553	1 736	2 161	3 010	13 852	35 163	47 338	35 018	17 100
Home food freezer	85 586	3 661	1 549	1 532	1 673	2 038	2 371	10 872	23 853	24 784	13 253	14 600
Owned second home	45 627	1 909	1 082	1 112	1 037	863	1 343	4 415	9 854	12 003	12 009	16 600
With air conditioning	366 314	14 990	8 649	8 291	8 160	10 782	12 381	52 072	102 844	100 849	47 296	13 300
Room unit(s)	326 987	13 047	7 626	7 327	7 224	9 775	11 130	47 484	93 289	90 600	39 435	13 200
Central system	39 327	1 943	1 023	984	936	1 007	1 201	4 588	9 555	10 249	7 861	14 200
Automobiles available												
1	353 682	12 033	7 479	7 910	8 700	11 910	14 611	61 567	114 844	88 254	26 374	12 300
2	107 714	1 394	593	644	728	1 318	1 777	9 558	28 751	42 536	20 355	17 128
3 or more	13 893	170	57	82	46	70	90	395	1 994	5 522	5 267	22 600
Renter occupied housing units	2 167 523	306 435	153 199	147 716	143 631	158 984	153 537	399 834	392 357	232 656	78 184	7 300
ROOMS												
1 room	121 062	25 475	11 312	10 294	10 389	11 321	9 972	22 634	12 428	5 291	1 946	5 300
2 rooms	212 900	41 741	18 500	15 780	15 302	16 318	16 467	39 941	30 656	13 489	4 706	5 900
3 rooms	716 892	116 953	60 093	52 403	43 720	53 363	49 367	127 258	120 831	69 283	18 621	6 500
4 rooms	657 154	79 207	42 143	44 453	42 000	47 635	46 571	123 599	129 036	78 100	25 415	7 700
5 rooms	306 702	30 472	15 214	17 772	19 660	21 189	22 067	59 454	65 241	40 835	14 799	8 400
6 rooms or more	152 813	13 592	5 937	7 014	7 560	9 158	9 093	26 938	34 165	24 638	12 698	9 700
PERSONS												
1 person	634 418	180 946	68 168	52 805	47 294	49 960	44 713	96 589	58 815	24 171	10 949	4 300
2 persons	658 967	61 400	48 868	43 559	43 360	46 355	45 096	121 254	131 335	86 326	31 314	8 672
3 and 4 persons	615 485	43 819	26 879	35 300	32 309	43 991	42 462	129 421	147 020	92 449	27 531	9 000
5 persons	133 563	9 600	4 692	8 605	9 528	9 915	10 508	28 595	30 078	16 854	5 190	8 500
6 persons or more	125 090	10 670	4 592	7 354	10 940	11 760	10 754	26 965	25 109	13 616	3 300	7 700
Units with roomers, boarders, or lodgers	53 125	12 204	4 940	4 767	4 591	5 166	4 292	9 178	5 153	2 176	658	5 000
BEDROOMS												
None	167 965	31 873	14 840	13 200	13 477	13 856	13 873	32 922	22 177	8 670	3 077	5 600
1	942 823	162 284	80 650	70 334	64 474	71 206	65 359	167 294	148 396	86 157	26 419	6 300
2	747 960	81 276	45 346	44 399	45 726	53 704	51 745	140 199	156 005	94 579	32 941	8 100
3 or more	309 042	27 221	12 798	16 825	19 237	21 508	21 922	60 315	66 129	44 891	18 446	8 200
YEAR STRUCTURE BUILT												
1969 to March 1970	13 697	1 804	675	669	753	850	834	2 251	2 914	2 083	864	8 700
1960 to 1968	232 533	21 370	9 913	9 445	10 259	12 874	14 208	45 933	59 263	47 753	21 315	10 250
1950 to 1959	248 831	25 660	12 697	13 126	13 346	15 458	17 014	48 332	53 280	36 256	12 642	8 600
1949 or earlier	1 652 462	256 561	129 914	124 476	119 173	129 802	121 481	303 308	276 800	147 564	43 363	6 500
YEAR MOVED INTO UNIT												
1969 to March 1970	374 940	54 440	26 377	28 494	23 234	30 506	27 729	69 601	64 499	34 853	10 206	6 700
1968	240 344	27 261	14 371	15 482	15 662	18 143	17 833	47 543	48 341	28 294	7 864	7 700
1960 to 1967	932 920	116 113	61 055	61 636	60 315	70 113	69 186	181 646	175 346	101 473	36 042	7 500
1959 or earlier	618 798	109 736	51 036	42 681	39 551	39 495	37 199	100 853	103 645	69 136	23 456	6 700
GROSS RENT AS PERCENTAGE OF INCOME												
Specified renter occupied	2 145 467	306 044	153 031	147 576	143 437	158 872	153 366	399 552	392 025	233 479	78 095	7 200
Less than 15 percent	696 599	80	465	1 848	5 636	14 247	28 563	153 442	240 766	185 035	66 319	13 000
15 to 19 percent	353 105	303	1 624	6 699	20 657	40 205	50 383	114 565	87 362	29 896	6 226	8 500
20 to 24 percent	241 952	1 099	5 116	17 427	32 739	42 263	31 549	64 020	35 827	10 025	1 772	6 700
25 to 34 percent	269 979	5 373	23 094	52 772	49 390	33 335	23 495	46 776	17 805	5 045	851	5 100
35 percent or more	503 946	232 652	118 492	66 254	32 409	20 933	12 063	14 941	4 970	1 034	218	3 250
Not computed	92 926	46 557	2 260	2 426	2 501	2 834	2 368	5 728	5 265	2 394	653	2000+
SELECTED CHARACTERISTICS												
Automatic clothes washing machine	524 311	45 577	24 647	27 133	29 903	36 380	38 692	112 707	126 366	66 338	19 018	8 700
Clothes dryer	96 753	6 631	4 079	3 573	3 832	5 028	5 918	17 640	22 956	16 529	9 092	13 958
Dishwasher	135 473	7 551	2 478	3 279	3 435	4 150	4 661	16 725	26 605	35 255	31 361	14 560
Home food freezer	76 660	9 177	3 844	4 809	4 345	5 097	5 020	14 643	15 241	10 174	4 225	8 200
Owned second home	77 105	6 615	2 763	2 967	3 299	3 851	3 379	11 549	15 645	15 649	13 023	11 950
With air conditioning	637 322	43 741	23 563	24 761	25 533	35 213	33 918	132 560	172 296	135 770	28 977	10 538
Room unit(s)	566 004	41 515	22 293	23 494	25 191	33 405	32 654	125 044	162 074	123 372	43 941	10 300
Central system	53 344	3 226	1 270	1 267	1 342	1 807	2 264	7 516	10 222	12 398	11 963	13 900
Automobiles available												
1	611 109	27 979	13 645	17 037	22 535	33 019	33 200	143 503	195 411	139 799	45 000	10 900
2	83 412	1 433	757	672	1 002	1 329	1 792	7 974	17 093	21 519	9 681	14 800
3 or more	5 950	550	231	179	277	231	205	712	922	1 479	1 147	13 100

*Excludes one-family homes on 10 acres or more.

E lm #2 Census housing tables

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ble E—12. Gross Rent of Renter Occupied Housing Units With Negro Head of Household: 1970

[Data based on sample; see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

v York	Total	Less than $50	$50 to $59	$60 to $69	$70 to $79	$80 to $99	$100 to $119	$120 to $149	$150 to $199	$200 to $299	$300 or more	No cash rent	Median (dollars)
Specified renter occupied¹	638 302	11 200	16 966	31 359	47 059	117 633	92 453	66 112	41 303	10 416	1 193	4 804	99
MS													
	222 918	2 812	1 975	3 887	2 767	4 808	2 961	2 223	962	251	56	204	88
	34 471	1 910	2 028	3 779	4 585	9 182	5 866	3 975	2 095	660	91	391	98
	120 576	3 180	4 838	9 317	15 183	35 244	25 755	15 920	8 334	1 436	200	1 139	96
	144 927	2 351	4 147	9 511	15 553	43 344	31 846	21 791	12 331	2 219	213	1 623	99
	78 994	829	1 508	3 705	6 924	19 179	19 307	14 712	9 269	2 278	218	866	107
	27 261	179	364	1 074	1 722	4 856	5 417	5 635	5 563	1 866	246	359	119
	6 735	29	32	119	281	823	1 022	1 479	1 851	943	57	99	141
s or more	2 720	14	16	17	44	167	281	386	800	761	111	123	172
	3.8	2.8	3.2	3.4	3.6	3.7	3.9	4.0	4.3	4.8	4.7	3.9	...
ONS													
	208 080	7 093	7 294	13 712	16 259	27 634	16 004	11 152	5 982	1 379	270	1 291	88
	105 656	2 193	3 960	8 340	11 627	29 977	21 882	14 620	9 498	2 104	203	1 222	98
	76 760	799	1 707	3 649	6 852	22 533	18 256	12 744	7 531	1 709	205	755	103
	61 323	468	876	2 658	5 661	17 212	14 762	11 186	6 240	1 514	166	552	105
	37 934	319	469	1 649	3 188	10 262	9 426	7 266	3 952	968	97	338	106
s or more	48 749	331	664	1 321	3 472	10 015	12 123	9 144	8 082	2 740	211	646	114
	2.6	1.3	1.5	1.7	2.1	2.6	3.0	3.1	3.2	3.5	2.9	2.4	...
with roomers, boarders, or lodgers	18 359	377	546	1 218	1 537	4 699	3 759	3 072	2 176	660	63	250	104
SING FACILITIES BY PERSONS ROOM													
l plumbing facilities	630 094	8 645	13 248	27 841	44 513	113 805	90 361	64 938	40 758	10 256	1 171	4 558	100
0 or less	145 951	5 212	7 060	13 936	19 188	38 568	25 039	18 060	11 570	2 889	496	1 913	103
1 to 1.00	197 351	2 683	4 940	10 738	18 632	54 784	44 942	33 000	20 226	5 099	466	1 801	103
1 to 1.50	58 037	463	871	2 170	5 091	15 177	15 104	10 159	6 613	1 722	116	551	107
1 or more	20 755	287	377	997	1 602	5 256	3 719	2 349	1 349	546	93	293	107
some or all plumbing facilities	18 408	2 556	1 720	3 518	2 544	3 828	2 092	1 174	547	158	21	246	75
0 or less	3 332	303	242	594	630	774	428	192	111	14	11	33	78
1 to 1.00	12 143	2 040	1 302	2 423	1 452	2 437	1 265	689	302	83	10	140	72
1 to 1.50	866	14	45	42	147	185	173	142	67	26	-	25	99
1 or more	2 067	201	131	459	317	432	226	151	67	35	-	48	77
OOMS													
	26 452	2 997	1 908	4 772	3 036	5 577	3 358	2 623	1 539	355	36	251	81
	154 540	4 789	7 212	12 645	18 239	45 259	32 161	19 555	10 581	2 120	421	1 608	95
	166 182	2 649	4 477	10 797	17 605	46 708	34 122	25 058	15 595	3 184	344	1 643	108
ore	94 377	870	1 434	3 643	7 290	20 501	22 302	17 825	13 977	4 810	607	1 116	112
STRUCTURE BUILT													
o March 1970	2 794	43	45	111	294	494	390	473	572	303	56	13	121
o 1968	12 974	182	403	1 024	1 612	2 057	1 489	1 957	3 119	982	128	21	116
o 1964	24 764	241	567	2 179	3 194	4 448	3 244	3 013	5 422	2 004	258	164	110
o 1959	50 605	1 459	1 390	2 978	6 000	15 387	9 758	6 047	5 760	1 411	166	249	97
1949	61 079	1 390	1 828	3 205	5 788	16 380	13 740	10 709	6 251	1 237	114	437	103
r earlier	286 236	7 838	10 735	21 862	30 171	78 867	63 832	43 913	23 181	4 477	440	3 920	98
TOR IN STRUCTURE													
or more	318 283	8 702	12 019	25 240	37 754	92 441	68 293	40 040	23 750	5 853	856	3 035	96
elevator	163 214	4 755	5 059	11 253	18 745	42 936	32 628	22 655	18 508	5 068	799	778	99
ed	155 069	3 947	6 960	13 987	19 009	49 505	35 665	17 385	5 242	785	57	2 557	93
loors	321 266	2 603	3 012	6 617	8 416	25 554	25 650	25 021	17 942	4 616	532	1 285	111
TETE BATHROOMS													
1 1/2	400 791	7 799	12 111	26 186	42 787	110 589	86 746	62 857	38 239	8 699	619	4 140	100
ore	7 694	120	110	137	272	742	1 011	1 309	1 865	1 402	404	322	150
r also used by another household	29 962	3 231	3 791	4 899	4 415	6 537	4 019	2 384	1 085	215	34	352	79
VE IN 1969													
n $2,000	75 338	4 592	4 147	7 822	10 195	19 479	13 340	8 693	4 920	1 114	97	939	91
o $2,999	29 430	1 652	2 224	3 987	5 178	11 232	7 889	4 419	1 955	417	69	468	92
o $3,999	40 130	1 173	1 916	3 555	4 318	11 737	8 581	5 415	2 406	403	32	594	97
o $4,999	39 296	1 014	1 615	3 584	4 700	11 036	8 585	5 170	2 636	498	43	511	98
o $5,999	43 038	805	1 425	3 013	5 355	12 262	9 600	6 186	3 134	710	96	512	97
o $7,499	59 526	576	1 036	2 646	4 456	11 603	8 653	6 117	3 267	724	32	416	97
o $9,999	80 949	896	1 623	4 104	7 739	22 978	17 827	13 936	9 182	1 802	181	650	98
o $14,999	57 569	372	832	2 015	4 032	13 571	13 437	11 112	9 055	2 445	220	477	111
o $24,999	20 196	115	117	587	941	3 258	4 033	4 595	4 237	1 631	252	180	126
or more	2 821	8	33	42	145	477	506	469	513	419	170	37	131
	$5 600	$2 600	$3 600	$4 100	$4 800	$5 400	$5 800	$6 500	$7 800	$9 200	$11 000	$4 800	...
MOVED INTO UNIT													
March 1970	79 877	1 735	1 512	3 934	5 738	18 399	17 596	14 892	11 131	3 479	457	1 004	109
	54 681	1 009	1 189	2 923	4 773	13 455	11 681	9 997	6 659	1 711	223	436	106
1968	44 198	679	1 015	2 097	3 844	11 181	10 322	8 109	5 352	1 205	80	364	104
1964	73 724	1 610	2 182	4 949	8 293	21 756	17 921	12 491	7 273	1 513	115	669	108
1959	87 119	2 019	2 726	6 095	10 508	25 237	18 461	12 264	7 039	1 541	129	1 100	97
1949	60 127	2 221	2 994	5 681	8 723	13 875	11 286	6 021	2 828	709	40	799	80
earlier	34 271	1 927	3 394	5 543	5 595	9 013	4 509	2 776	927	158	7	422	81
ENT AS PERCENTAGE OF ME													
n 10 percent	27 658	2 619	2 551	4 443	6 011	11 161	6 467	3 140	1 009	214	42	...	88
percent	76 861	1 825	3 049	6 340	9 915	24 479	15 681	9 585	4 931	1 018	73	...	88
percent	71 503	1 160	1 839	4 867	8 211	21 225	15 411	10 574	6 606	1 483	67	...	103
percent	52 021	1 095	1 642	2 905	4 322	12 859	12 613	9 114	5 973	1 364	141	...	108
percent	61 233	1 546	1 824	3 477	4 677	14 560	13 795	11 469	7 301	1 535	189	...	107
or more	116 735	2 454	3 403	7 930	12 000	28 533	24 643	19 401	13 173	4 104	844	...	122
ted	22 974	554	610	1 397	1 923	4 836	3 836	2 869	1 773	336	29	4 804	99
NDITIONING													
	35 776	422	503	1 313	2 224	6 321	7 169	8 227	8 405	3 154	405	529	124
system	1 876	-	14	47	78	267	229	270	349	390	223	59	136
	397 795	10 729	14 495	29 862	45 172	111 340	84 368	53 058	32 455	6 732	428	4 127	97

¹Excludes one-family homes on 10 acres or more

E In #2 Census housing tables

E In #2 Census housing tables

Table E—13. Income in 1969 of Families and Primary Individuals in Owner and Renter Occupied Housi Units With Negro Head of Household: 1970

[Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

New York

	Total	Less than $2,000	$2,000 to $2,999	$3,000 to $3,999	$4,000 to $4,999	$5,000 to $5,999	$6,000 to $6,999	$7,000 to $9,999	$10,000 to $14,999	$15,000 to $24,999	$25,000 or more	Me (...
Owner occupied housing units	83 513	6 221	2 946	2 979	3 251	4 225	5 278	16 221	22 156	16 892	2 946	13
ROOMS												
1 and 2 rooms	1 565	337	145	128	134	131	118	237	215	89	11	5
3 rooms	6 568	813	350	416	359	560	670	1 583	1 260	444	73	7
4 rooms	14 707	1 455	678	643	752	858	1 066	3 311	3 768	1 936	240	8
5 rooms	18 650	1 500	712	694	791	1 004	1 173	3 913	4 916	[illegible]	464	9
6 rooms	22 586	1 258	668	645	709	1 038	1 299	4 296	6 618	[illegible]	710	11
7 rooms or more	19 437	928	391	453	606	734	952	2 961	5 379	[illegible]	1 568	12
PERSONS												
1 person	9 544	2 444	948	773	734	749	945	1 891	845	186	29	4
2 persons	19 796	1 640	1 051	933	1 038	1 250	1 504	4 459	4 928	2 563	390	8
3 and 4 persons	30 471	1 403	605	810	1 001	1 317	1 600	5 694	9 112	7 778	1 151	11
5 persons	10 155	446	166	228	256	407	471	1 747	3 161	2 778	493	12
6 persons or more	13 547	388	172	225	322	372	758	2 530	4 100	3 537	883	12
Units with roomers, boarders, or lodgers	7 062	972	440	351	426	549	523	1 423	1 364	906	108	7
BEDROOMS												
Less than 3	33 179	4 181	1 577	1 951	1 469	2 243	2 504	7 618	8 697	4 439	500	8
3	33 415	1 938	688	922	1 235	1 345	1 691	5 931	9 106	9 004	1 554	11
4 or more	14 550	592	222	316	258	516	954	2 372	4 365	3 713	1 207	12
YEAR STRUCTURE BUILT												
1969 to March 1970	687	21	4	–	15	26	49	173	191	181	27	11
1960 to 1968	15 234	575	321	370	382	592	1 000	3 184	4 668	3 601	541	11
1950 to 1959	9 354	621	212	219	334	375	436	1 790	2 440	2 454	473	11
1949 or earlier	58 238	5 104	2 407	2 390	2 620	3 332	3 793	11 174	14 857	10 656	1 905	9
YEAR MOVED INTO UNIT												
1969 to March 1970	8 371	459	173	195	346	381	654	1 737	2 590	1 601	223	10
1968	7 470	329	160	176	302	416	447	1 429	2 294	1 668	257	11
1960 to 1967	38 841	2 217	1 056	1 259	1 380	1 973	2 513	8 058	10 993	8 109	1 283	10
1959 or earlier	28 973	3 211	1 722	1 278	1 460	1 621	1 762	5 115	6 275	5 454	1 075	9
SELECTED CHARACTERISTICS												
Automatic clothes washing machine	49 673	2 921	844	1 247	1 488	2 117	2 550	9 329	14 105	12 523	2 549	11
Clothes dryer	11 470	351	230	114	253	237	578	1 723	3 103	3 794	987	13
Dishwasher	5 845	195	36	86	109	170	302	732	1 455	1 960	800	14
Home food freezer	15 455	814	249	472	331	498	734	2 453	4 656	4 112	1 135	12
Owned second home	3 622	180	24	190	153	117	165	437	983	944	429	12
With air conditioning	26 541	901	446	532	623	858	1 444	4 241	7 484	6 601	1 371	12
Room unit(s)	22 004	826	434	516	517	772	1 295	3 755	6 608	6 050	1 231	12
Central system	2 537	75	32	36	106	86	149	486	876	551	140	11
Automobiles available												
1	41 301	1 635	901	888	1 215	1 656	2 314	8 328	13 071	9 941	1 352	11
2	9 106	144	39	67	122	203	330	1 150	2 640	3 525	876	14
3 or more	812	27	17	6	15	17	7	53	115	331	226	19
Renter occupied housing units	439 183	75 554	39 473	48 199	39 482	43 182	39 571	81 023	57 671	20 237	2 823	5
ROOMS												
1 room	22 941	6 120	2 441	2 434	2 647	2 676	1 973	3 096	999	275	80	4
2 rooms	34 515	8 349	3 949	3 471	3 316	3 456	3 219	5 112	2 790	739	114	4
3 rooms	120 724	23 204	13 020	11 535	10 958	11 912	10 840	20 902	14 020	3 787	546	5
4 rooms	145 179	21 931	12 373	13 293	12 572	14 405	13 297	28 621	21 051	6 737	894	5
5 rooms	79 014	10 635	5 208	6 502	7 013	7 501	7 271	15 986	12 734	5 370	744	6
6 rooms or more	36 730	5 265	2 477	2 764	2 966	3 202	2 971	7 286	6 077	3 329	443	6
PERSONS												
1 person	108 210	34 767	13 746	11 623	10 634	10 926	8 863	12 587	3 950	848	266	3
2 persons	105 799	15 215	10 945	9 569	9 683	10 596	9 925	20 216	14 754	4 296	599	5
3 and 4 persons	128 322	16 334	10 476	12 357	10 794	12 925	12 605	29 082	24 047	8 595	1 104	6
5 persons	58 010	4 020	1 995	3 220	3 575	3 568	3 624	8 314	6 668	2 630	386	6
6 persons or more	48 812	5 218	2 311	3 420	4 766	5 137	4 553	10 824	8 252	3 865	446	6
Units with roomers, boarders, or lodgers	18 381	4 482	2 016	1 935	1 826	1 935	1 609	2 756	1 332	391	101	4
BEDROOMS												
None	26 474	6 809	2 695	2 607	3 277	2 763	2 457	3 963	1 392	437	79	4
1	154 721	32 192	16 242	15 772	14 458	15 427	13 160	25 674	16 468	4 275	1 003	4
2	164 515	24 624	14 353	14 536	13 776	16 752	14 957	31 410	24 653	8 076	1 358	5
3 or more	94 490	12 415	5 284	7 487	8 277	9 474	8 417	19 048	15 508	7 330	1 250	6
YEAR STRUCTURE BUILT												
1969 to March 1970	2 813	426	211	186	183	253	200	546	454	208	26	6
1960 to 1968	37 735	4 597	2 444	2 077	2 319	2 954	3 478	8 235	7 775	3 354	[illegible]	7
1950 to 1959	50 654	6 904	3 163	3 986	4 075	4 716	5 007	11 239	8 310	2 923	[illegible]	6
1949 or earlier	347 901	63 627	33 655	33 950	32 875	35 199	30 806	60 983	41 102	13 737	1 967	5
YEAR MOVED INTO UNIT												
1969 to March 1970	80 010	15 082	7 356	8 187	7 485	7 926	6 522	13 661	9 799	3 301	[illegible]	5
1963	54 175	8 015	4 691	4 666	4 891	5 693	5 124	10 217	8 032	2 521	[illegible]	5
1960 to 1967	210 077	32 302	18 220	15 437	18 578	20 946	20 034	41 819	29 447	10 009	[illegible]	5
1959 or earlier	94 829	20 035	9 397	8 795	8 447	8 143	7 819	15 855	11 402	4 423	[illegible]	5
GROSS RENT AS PERCENTAGE OF INCOME												
Specified renter occupied	438 503	75 388	39 430	48 130	39 396	43 096	39 526	80 948	57 569	20 196	2 821	5
Less than 15 percent	114 519	32	168	493	1 523	3 693	7 634	26 221	43 299	16 510	[illegible]	12
15 to 19 percent	71 503	121	344	1 658	5 673	12 085	14 636	25 835	10 016	1 173	[illegible]	7
20 to 24 percent	52 008	203	1 342	4 603	9 321	12 736	9 203	11 336	2 890	243	[illegible]	5
25 to 34 percent	61 223	1 344	6 114	14 720	15 332	10 590	6 296	5 957	789	77	[illegible]	4
35 percent or more	116 235	54 409	31 074	18 052	7 019	3 512	1 291	749	113	11	[illegible]	2
Not computed	22 976	19 159	403	594	511	512	416	660	477	180	[illegible]	[illegible]
SELECTED CHARACTERISTICS												
Automatic clothes washing machine	91 969	10 449	5 641	7 016	7 120	9 116	8 317	19 373	17 656	6 150	[illegible]	6
Clothes dryer	9 119	1 299	570	563	594	862	655	1 886	1 671	812	[illegible]	7
Dishwasher	6 701	835	257	421	393	634	606	1 316	975	879	[illegible]	7
Home food freezer	29 659	3 293	1 175	1 832	1 597	1 908	1 453	4 179	3 131	1 256	[illegible]	6
Owned second home	7 717	1 171	471	509	563	751	565	1 297	1 322	642	[illegible]	6
With air conditioning	60 732	3 951	1 875	2 377	2 495	3 290	3 625	9 145	8 674	4 441	[illegible]	7
Room unit(s)	38 356	3 720	1 783	2 281	2 412	3 257	3 446	8 750	8 505	4 131	[illegible]	7
Central system	1 376	213	90	96	83	133	129	395	349	290	[illegible]	8
Automobiles available												
1	85 597	5 109	2 391	2 998	4 200	6 673	8 048	23 542	22 443	9 091	[illegible]	8
2	4 597	220	98	103	93	134	211	866	1 337	1 167	[illegible]	11
3 or more	693	161	70	33	40	67	31	108	79	93	[illegible]	5

*Excludes one-family homes on 10 acres or more.

ble E–20. Gross Rent of Renter Occupied Housing Units With Household Head of Puerto Rican Birth or Parentage: 1970

(Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

w York	Total	Less than $50	$50 to $59	$60 to $69	$70 to $79	$80 to $99	$100 to $119	$120 to $149	$150 to $199	$200 to $299	$300 or more	No cash rent	Median (dollars)
Specified renter occupied[1]	218 786	6 692	8 116	17 366	28 783	67 853	43 574	22 543	10 676	2 298	221	3 667	93
OMS													
room	4 954	785	522	769	548	995	623	414	216	27	-	42	77
rooms	8 729	543	736	1 164	1 395	2 273	1 190	716	345	109	29	139	83
rooms	49 812	1 529	2 541	4 925	8 002	17 781	9 074	3 471	1 524	247	58	650	89
rooms	86 234	1 361	3 153	7 664	12 871	30 655	17 168	8 357	2 705	513	45	1 732	97
rooms	44 618	352	995	2 403	5 038	13 344	11 340	6 867	2 811	477	37	754	100
rooms	13 002	66	151	361	805	2 396	3 348	2 996	2 157	465	33	222	116
rooms	2 554	-	18	62	103	320	545	574	437	250	-	55	131
oms or more	883	4	-	16	20	86	86	138	231	210	19	23	164
dian	4.0	3.1	3.6	3.7	3.8	3.9	4.1	4.4	4.7	5.0	4.0	4.0	...
RSONS													
rson	24 660	1 992	2 380	3 655	4 383	6 827	2 711	1 392	696	159	37	428	79
rsons	39 537	1 044	2 008	3 727	5 916	13 555	7 055	3 444	1 679	384	38	687	98
rsons	44 000	700	1 450	3 441	6 194	15 795	9 446	4 208	1 814	347	49	556	93
rsons	42 081	334	1 045	3 141	5 744	14 650	9 502	4 935	1 605	388	23	714	94
rsons	27 865	303	585	1 991	3 662	8 967	6 524	3 732	1 342	209	25	525	96
rsons or more	32 643	319	648	1 409	2 883	8 059	8 336	5 832	3 540	811	49	757	106
dian	3.4	1.8	2.3	2.9	3.2	3.4	3.8	4.1	4.2	4.2	3.2	3.7	...
ts with roomers, boarders, or lodgers	4 288	97	234	398	500	1 060	857	538	395	120	-	89	96
UMBING FACILITIES BY PERSONS ER ROOM													
h all plumbing facilities	295 273	3 879	7 616	16 576	28 059	66 543	42 851	22 164	10 506	2 266	221	3 572	94
0.50 or less	41 385	1 498	2 884	4 886	6 814	13 036	6 186	3 233	1 541	451	69	787	86
0.51 to 1.00	110 334	1 714	3 268	8 044	14 918	37 235	23 974	12 555	5 742	1 163	97	1 624	94
1.01 to 1.50	41 623	391	1 094	2 891	4 905	12 829	9 762	5 892	2 402	498	42	917	97
1.51 or more	11 931	276	370	755	1 422	3 463	2 929	1 484	821	154	13	244	98
ing some or all plumbing facilities	5 513	812	500	788	723	1 290	723	379	170	32	-	95	78
0.50 or less	804	131	75	65	186	206	71	22	18	6	-	24	76
0.51 to 1.00	3 594	658	377	562	441	864	413	195	36	15	-	33	74
1.01 to 1.50	558	8	16	31	50	87	151	128	46	11	-	30	110
1.51 or more	557	16	32	130	46	133	88	34	70	-	-	8	86
AR STRUCTURE BUILT													
9 to March 1970	960	29	34	44	133	244	177	127	83	81	-	8	99
5 to 1968	4 730	41	103	398	790	972	719	460	868	291	40	48	101
0 to 1964	8 639	96	148	970	1 643	2 436	1 356	566	933	349	36	106	92
0 to 1959	19 931	405	650	1 598	3 290	6 888	3 920	1 545	1 081	330	42	182	92
0 to 1949	26 361	489	901	1 569	2 859	8 558	6 127	3 617	1 525	304	15	397	97
9 or earlier	150 165	5 632	6 280	12 785	20 067	46 755	31 275	17 228	6 186	943	88	2 926	93
MPLETE BATHROOMS													
d 1 1/2	192 823	3 267	6 652	14 868	26 088	63 532	41 184	22 132	9 766	1 871	144	3 379	94
r more	3 061	10	26	107	187	425	636	524	568	368	70	120	125
e or also used by another household	14 902	1 415	1 458	2 449	2 507	3 896	1 754	887	342	39	7	168	78
COME IN 1969													
s than $2,000	34 698	1 234	1 826	3 118	4 902	10 714	6 813	3 904	1 431	225	28	501	92
00 to $2,999	20 842	749	910	1 958	2 864	7 674	4 116	1 642	559	53	7	320	91
00 to $3,999	25 885	644	1 305	2 306	3 258	8 852	5 693	2 404	782	119	15	507	92
00 to $4,999	23 757	547	1 158	2 528	3 496	7 332	4 835	2 374	806	124	13	534	90
00 to $5,999	23 222	412	822	2 260	3 618	7 408	4 743	2 495	858	139	4	508	91
00 to $6,999	19 279	257	552	1 557	3 152	6 505	3 659	2 145	938	158	31	324	92
00 to $7,999	15 153	476	959	2 419	4 661	11 540	7 525	4 320	2 255	497	17	484	95
000 to $14,999	21 465	270	468	944	2 338	6 360	4 986	3 131	2 009	571	67	341	101
000 to $24,999	5 652	89	93	229	428	1 281	1 076	1 029	935	376	13	104	112
000 or more	734	14	13	35	65	187	123	100	103	35	24	34	106
dian	$5 000	$3 600	$4 000	$4 500	$5 000	$4 900	$5 100	$5 600	$7 000	$9 000	$8 900	$4 900	...
AR MOVED INTO UNIT													
9 to March 1970	52 267	914	1 446	3 090	5 402	15 575	11 989	7 604	4 040	979	120	1 108	99
5	29 465	531	706	1 957	3 627	9 482	6 379	3 878	1 936	391	22	576	95
7	24 255	310	802	1 551	3 373	8 054	5 368	3 037	1 235	193	22	310	93
5 and 1966	39 042	546	1 381	3 377	5 860	13 375	8 145	4 009	1 512	344	22	471	92
0 to 1954	38 679	964	1 494	3 785	6 159	13 158	7 426	3 275	1 342	277	27	752	90
0 to 1959	21 487	854	1 573	2 575	3 493	6 846	3 705	1 503	481	114	8	335	86
9 or earlier	5 571	573	714	1 029	868	1 363	562	237	110	-	-	115	75
OSS RENT AS PERCENTAGE OF ICOME													
s than 10 percent	15 937	1 400	1 513	2 212	3 277	4 897	1 735	627	244	30	-	...	79
0 to 14 percent	34 683	992	1 762	3 939	6 340	11 859	6 011	2 741	1 097	134	8	...	87
5 to 19 percent	35 050	536	1 434	3 613	5 697	11 935	6 798	3 187	1 446	320	16	...	90
0 to 24 percent	25 013	378	865	1 830	3 302	8 403	5 730	2 827	1 284	331	13	...	94
5 to 24 percent	32 077	525	772	1 900	3 335	10 493	7 655	4 655	2 155	564	5	...	96
percent or more	53 904	633	1 422	3 084	5 647	17 253	13 106	8 033	3 722	653	171	...	99
computed	13 919	207	346	676	1 184	2 995	2 490	1 501	728	116	8	3 667	93
R CONDITIONING													
n unit(s)	14 332	229	735	691	1 107	3 307	2 783	2 392	2 129	735	85	584	109
ral system	446	-	-	17	72	58	31	70	93	71	43	11	141
ng	195 984	4 463	7 831	16 656	27 603	64 484	40 759	21 081	8 454	1 492	93	3 072	92

[1]Excludes one-family homes on 10 acres or more.

E lq #2 Census housing tables

Table E–21. Income in 1969 of Families and Primary Individuals in Owner and Renter Occupied Housing Units With Household Head of Puerto Rican Birth or Parentage: 1970

(Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

New York

	Total	Less than $2,000	$2,000 to $2,999	$3,000 to $3,999	$4,000 to $4,999	$5,000 to $5,999	$6,000 to $6,999	$7,000 to $9,999	$10,000 to $14,999	$15,000 to $24,999	$25,000 or more	Median (dollars)
Owner occupied housing units	16 291	732	414	413	814	923	1 081	3 306	4 633	2 351	326	9 600
ROOMS												
1 and 2 rooms	187	25	19	20	54	–	6	25	13	25	–	4 500
3 rooms	1 251	151	40	94	131	116	72	209	204	118	15	7 250
4 rooms	2 879	170	123	99	170	183	253	634	840	322	55	8 900
5 rooms	3 802	193	85	130	183	261	335	1 022	1 059	463	38	9 100
6 rooms	3 682	109	102	46	153	238	243	766	1 068	863	74	10 800
7 rooms or more	2 590	84	43	24	123	125	141	550	799	560	142	11 300
PERSONS												
1 person	651	177	82	37	91	63	35	97	39	31	–	4 300
2 persons	2 465	168	128	136	251	148	204	599	599	209	23	8 000
3 and 4 persons	5 469	212	106	160	284	329	420	1 358	1 592	939	139	9 900
5 persons	2 667	78	44	73	107	181	202	543	770	587	82	10 700
6 persons or more	3 139	97	54	7	161	192	220	709	1 033	585	81	10 600
Units with roomers, boarders, or lodgers	723	39	19	43	59	47	61	160	209	77	9	8 800
YEAR STRUCTURE BUILT												
1969 to March 1970	168	–	–	–	6	6	–	54	76	26	–	11 200
1960 to 1968	2 925	90	3	18	126	159	200	669	884	692	84	11 100
1950 to 1959	1 224	44	23	45	62	43	72	256	345	315	19	11 000
1949 or earlier	10 074	598	388	350	620	715	809	2 327	2 728	1 318	221	9 000
YEAR MOVED INTO UNIT												
1969 to March 1970	2 466	127	37	62	180	157	144	452	731	364	12	9 400
1968	1 945	81	41	25	84	158	137	434	609	337	39	10 100
1960 to 1967	7 727	282	145	131	394	482	576	1 659	2 080	1 285	193	9 900
1959 or earlier	2 753	242	191	195	156	126	224	561	613	365	80	8 300
SELECTED CHARACTERISTICS												
With air conditioning	4 370	70	90	81	137	162	245	982	1 375	1 019	209	11 500
Room unit(s)	4 085	63	90	77	137	162	245	897	1 267	953	194	11 500
Central system	285	7	–	4	–	–	–	85	108	66	15	12 200
Automobiles available:												
1	7 305	147	122	121	271	399	503	1 783	2 336	1 522	101	10 700
2	1 135	18	–	5	30	19	77	161	378	295	152	13 400
3 or more	99	4	–	–	–	–	–	19	20	28	28	...
Renter occupied housing units	211 079	34 755	29 906	25 894	23 768	22 328	19 284	35 174	21 558	5 658	734	5 800
ROOMS												
1 room	4 971	1 093	633	693	715	617	320	640	292	40	18	4 100
2 rooms	8 758	2 068	1 049	1 136	961	915	730	1 066	589	166	28	4 100
3 rooms	49 869	9 775	6 257	6 475	5 486	5 160	4 165	7 120	4 427	895	109	4 400
4 rooms	86 320	13 414	9 184	11 470	9 617	9 500	8 171	14 710	8 223	1 793	244	4 900
5 rooms	44 685	6 150	2 933	4 574	5 371	5 282	4 233	8 384	5 803	1 744	306	5 600
6 rooms or more	16 486	2 255	850	1 546	1 638	1 854	1 660	3 234	2 314	1 020	115	6 100
PERSONS												
1 person	24 693	8 701	3 446	3 300	2 728	2 365	1 348	2 122	471	162	30	3 100
2 persons	39 571	6 662	5 732	4 256	4 464	3 860	3 392	6 303	3 946	818	98	4 700
3 and 4 persons	86 198	12 183	8 461	11 759	8 492	9 295	8 121	15 350	10 011	2 337	298	5 700
5 persons	27 913	3 314	1 706	3 752	3 704	3 251	2 860	5 164	3 193	862	107	5 500
6 persons or more	32 704	3 875	1 561	2 827	4 400	4 537	3 543	6 255	3 937	1 479	290	5 600
Units with roomers, boarders, or lodgers	4 296	982	399	479	467	524	441	573	333	99	–	4 600
YEAR STRUCTURE BUILT												
1969 to March 1970	968	213	103	76	101	105	53	136	122	47	–	4 900
1960 to 1968	13 391	1 442	640	870	1 195	1 494	1 281	3 174	2 427	757	121	6 800
1950 to 1959	19 980	2 865	1 483	2 055	2 113	2 232	2 295	3 959	2 277	546	115	5 700
1949 or earlier	176 740	30 235	18 640	22 843	20 379	18 497	15 653	27 925	16 722	4 306	496	4 800
YEAR MOVED INTO UNIT												
1969 to March 1970	32 322	9 909	5 729	7 292	6 119	5 551	4 197	7 666	4 581	1 106	152	4 500
1968	29 506	4 820	3 103	3 776	3 451	3 269	2 596	4 563	2 898	646	54	4 900
1960 to 1967	102 073	15 154	9 429	12 045	11 447	11 844	10 089	17 985	10 776	2 934	370	5 300
1959 or earlier	27 178	4 852	2 645	2 781	2 771	2 664	2 412	4 640	3 303	952	156	5 200
GROSS RENT AS PERCENTAGE OF INCOME												
Specified renter occupied*	210 726	34 698	29 862	25 845	23 737	22 312	19 273	35 153	21 435	5 652	734	5 800
Less than 15 percent	50 820	–	31	252	901	2 295	4 664	13 750	17 947	5 219	684	9 600
15 to 19 percent	35 050	16	202	1 129	4 075	7 775	8 277	10 946	2 334	260	16	6 500
20 to 24 percent	25 013	48	540	3 052	6 629	7 525	3 604	3 073	629	49	–	5 300
25 to 34 percent	32 077	441	3 212	11 069	9 023	4 353	2 095	1 655	173	–	–	5 300
35 percent or more	53 908	23 441	16 527	9 326	2 595	969	310	173	62	–	–	4 100
Not computed	13 918	10 752	330	507	534	568	324	484	341	104	34	2000 –
SELECTED CHARACTERISTICS												
With air conditioning	14 827	1 209	783	1 013	1 101	1 264	1 443	3 307	3 220	1 170	102	7 400
Room unit(s)	14 251	1 135	719	999	1 038	1 234	1 394	3 222	3 160	1 139	85	7 400
Central system	468	74	14	20	63	23	34	85	80	31	17	6 300
Automobiles available												
1	35 173	1 513	608	1 496	2 714	3 913	4 009	10 041	8 236	2 351	237	8 500
2	1 254	72	7	29	55	55	77	188	375	311	85	11 900
3 or more	315	48	15	24	57	44	18	44	37	18	11	5 300

*Excludes one-family homes on 10 acres or more.

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#4 Characteristics of ADC families

PROGRAM ANALYSIS REPORT NO. 50

September 1972

CHARACTERISTICS OF ADC FAMILIES IN NEW YORK STATE

January 1971

Herbert Alfasso, Director, Office of Research

NEW YORK STATE DEPARTMENT OF SOCIAL SERVICES

1450 Western Avenue, Albany, New York 12203

#4 characteraistics of ADC families

"over-sampled cases" and cases which were ineligible for Federal participation and were, therefore, not submitted as part of the national sample.

Geographic Definitions

The term "Rest of State" refers to all of New York State exclusive of New York City. Throughout the report the terms "Rest of State" and "Upstate" have been used interchangeably.

Ethnic Distribution

Ethnic distributions are provided for the Regular ADC cases: in New York City, separate data are provided for white, Negro, and Latin American families; for the rest of the State data are classified only as white or non-white.

The term "Latin American" refers to ADC families from Puerto Rico, the Caribbean Islands, Central America and South America. The vast majority of this group, over 85 percent, were of Puerto Rican origin.

The "Negro" category for New York City contains 0.7% other races (Orientals).

The non-white category in the rest of the State includes 82.5% Negro cases, 13.6% Puerto Rican, 2.5% other Latin American and 1.5% American Indian. The very high proportion of Negro families in the non-white classification in the rest of the State permits meaningful comparisons to be made between the characteristics of these families and those of Negro families in New York City.

Total ADC Caseload

In January 1971, there was a total of 332,636 ADC families in New York State, containing 1,247,621 persons. This total included 313,044 Regular ADC families (1,147,703 persons) and 19,592 ADC-U families (99,918 persons).

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#4 Characteristics of ADC families

ETHNIC DISTRIBUTION OF ADC FAMILIES

Statewide, almost one-quarter of all ADC families were white, 42% were Negro, almost 29% were Puerto Rican, over 4% were other Latin American, with 0.2% Oriental and 0.4% unknown.

Comparing 1971 with the 1969 data on the ADC Regular group, the proportion of white families has increased about 4% from 20% in 1969 and the proportion of Negro families showed a concomitant decrease of 4%.

There was little change in the ethnic distribution of the families in New York City from 1969. In the rest of the State, however, the proportion of Negro families fell substantially (from 43.2% in 1969 to 34.2% in 1971); the proportion of Latin Americans jumped from 1.7% to 6.9%, and the proportion of white families rose from 54.1% to 58.7%.

Of the ADC-U recipients, almost half of the families statewide were white, a doubling of the proportion found in 1969. The proportions of Negro and Puer Rican families dropped to 19.4% and 25.0%, respectively, from 39.3% and 36.8% 1969. The current proportion of the other Latin American families increased f only 0.8% in 1969 to 5.9%.

Of the New York City ADC-U recipients, 50.8% were Puerto Rican, only a sl change from 1969. The percentage of Negro families decreased from 40.0% in 19 to 17.6% in 1971, while the proportion of white families more than doubled fro 8.2% in 1969 to 18.9% in 1971.

#4 Characteristics of ADC families

ETHNIC DISTRIBUTION OF ADC FAMILIES

Race	TOTAL ADC			ADC REGULAR			ADC-U		
	New York State	New York City	Rest of State	New York State	New York City	Rest of State	New York State	New York City	Rest of State
White	24.5%	9.9%	59.5%	23.8%	9.8%	58.7%	47.9%	18.9%	71.4%
Negro (Black)	41.9	45.4	33.4	42.7	46.1	34.2	19.4	17.6	20.9
Puerto Rican*	28.5	37.7	5.5	28.2	37.3	5.8	25.0	50.8	3.9
Other Latin American	4.5	6.3	1.0	4.7	6.1	1.1	5.9	12.7	0.5
Oriental or American Indian	0.6	0.7	0.6	0.6	0.7	0.2	1.8	0.0	3.3
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

* In subsequent tables included in "Latin American".

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#4 Characteristics of ADC families

PLACE OF RESIDENCE

Over 70% of all ADC families lived in New York City, including 28.5% of of the white families, 76.5% of the Negro families and 94.1% of the Puerto Rican families.

An additional 24.3% of the families lived in other Standard Metropolitan Statistical Area (SMSA) counties (11.2% in central cities and 13.1% outside central cities). The remaining 5.2% lived outside SMSA's.

Place of Residence	Total ADC					
	New York State					
	Total	White	Negro	Latin American	New York City	Rest of State
Resides in SMSA County* and						
In New York City	70.5%	28.5%	76.5%	94.1%	100.0%	-
In central city of 250,000-249,999	6.3	9.1	8.2	2.0	-	21.3%
In central city of 100,000-249,999	2.4	4.9	2.7	0.0	-	7.9
In central city of less than 100,000	2.5	9.3	0.4	0.0	-	8.4
Outside central city or cities	13.1	30.0	10.8	3.5	-	44.6
Does not reside in SMSA County and resides						
In town or city of 2,500 or more	3.4	11.3	1.3	0.4	-	11.7
Rural non-farm	1.8	6.9	0.1	0.0	-	6.1
Farm	0.0	0.0	0.0	0.0	-	0.0
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

* See definition of Standard Metropolitan Statistical Area in Appendix.

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#4 Characteristics of ADC families

NUMBER OF PERSONS IN ASSISTANCE GROUP

Statewide, there was an average of 3.88 persons per ADC case. Almost 52% of the cases had three persons or fewer; nearly one-third had four or five persons; and roughly one-sixth of the cases had six persons or more

The ADC assistance group size can be compared with the size of families receiving Home Relief.* Very few ADC cases have two adult recipients while Home Relief families in almost all cases have two adults. Throughout the State Home Relief family cases are larger than ADC families: in New York City, 6.5 persons per case compared with only 3.8 persons per ADC case, and in other parts of the State, 6.1 persons per Home Relief assistance group and just over four persons in the average ADC family.

mber of Persons in sistance Group	TOTAL ADC			ADC		
	New York State	New York City	Rest of State	New York State	New Total	New White
e[a]	1.5%	1.4%	1.6%	1.6%	1.5%	2.7%
o	23.6	23.5	23.9	24.5	24.2	33.0
ree	26.4	27.7	23.2	26.2	27.6	24.1
ur	19.5	19.6	19.4	19.3	19.5	23.2
ve	12.5	12.3	12.7	12.5	12.2	8.9
x	6.6	6.6	6.5	6.5	6.4	2.7
ven	4.0	3.3	5.9	3.9	3.3	1.8
ght	2.8	2.8	2.7	2.7	2.7	0.9
ne	1.7	1.8	1.6	1.6	1.7	1.8
or more	1.4	1.0	2.5	1.2	0.9	0.9
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
rage Number of Persons in Assistance Group	3.88	3.83	4.04	3.83	3.80	3.39

ee definition in Appendix, p. 77.
Presumably, minors under the care of persons who do not qualify under the ADC program as close blood relations.

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#9 Notice to Welfare Recipients

NOTICE TO WELFARE RECIPIENTS

Before you fill out an application for an apartment in a Lefrak building, please consider the following:

The Lefrak organization treats all applicants for apartments equally, regardless of race color, religion or national origin and regardless of whether or not the applicant receives public assistance.

The Lefrak organization will take an application from a welfare recipient, just as from anyone else. The rental standards which it uses apply to all applications regardless of the source of an individual applicant's money. The rental standards include economic standards which are as follows:

NO APPLICANT WILL BE ACCEPTED AS A TENANT BY LEFRAK UNLESS HIS NET WEEKLY INCOME IS EQUAL TO OR GREATER THAN 90% OF THE MONTHLY RENTAL FOR THE APARTMENT FOR WHICH HE APPLIES,

OR

THE APPLICANT SECURES A PRIVATE GUARANTOR ACCEPTABLE TO LEFRAK

OR

THE APPLICANT'S PAYMENT OF RENT SHALL BE GUARANTEED BY A LEGALLY ENFORCEABLE CONTRACT BY A DULY AUTHORIZED GOVERNMENT AGENCY.

This means, for example, that if you apply for an apartment which rents for $175 per month, your application cannot be seriously considered unless you receive at lease $155 per week in benefits. If an apartment rents for $200 per month, you must receive at least $180 per week in benefits in order to be seriously considered.

#12 Chart: Ethnicity of tenants by percentage on welfare

ETHNICITY OF TENANTS BY PERCENTAGE ON WELFARE

PERCENTAGE ON WELFARE	Total Structures		ETHNICITY OF TENANTS: All White		All Negro		All Spanish		Subst. Negro (Bal. Mixed)		Subst. White (Bal. Mixed)		Subst. Spanish (Bal. Mixed)		Mixed Spanish (Other White)		All Three Mixed		NA/DK	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
0%	270	51.5	155	75.7	28	36.4	9	22.5	8	49.5	17	50.1	7	23.2	3	12.0	38	41.8	6	46.7
1% to 9%	66	12.6	25	12.4	4	4.9	2	5.0	1	6.7	9	26.4	1	4.8	0	0.9	21	23.4	2	14.5
10% to 19%	52	9.9	7	3.5	13	16.5	3	7.9	2	9.6	3	9.7	9	28.7	3	12.4	11	12.4	2	15.0
20% to 32%	53	10.0	8	3.8	10	13.4	5	13.3	2	9.4	3	9.0	7	24.4	5	25.2	11	12.1	1	11.1
33% to 100%	84	16.0	9	4.6	22	28.8	19	51.3	4	24.9	2	4.8	6	18.9	11	49.5	9	10.4	2	12.8
Total	524	100.0	205	100.0	77	100.0	37	100.0	17	100.0	34	100.0	30	100.0	21	100.0	91	100.0	12	100.0

Source: George Sternlieb, *The Urban Housing Dilemma*, 1970.
Note: Numbers may not add precisely because of rounding.

#13 Chart: percent of welfare tenants by Ethnicity

PERCENTAGE OF WELFARE TENANTS BY ETHNICITY (1968)

NUMBER AND PERCENTAGE OF WELFARE TENANTS

ETHNICITY OF TENANTS	None		1% to 10%		11% to 20%		21% to 30%		31% to 40%		41% to 60%		61% to 100%		Total Structures	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
All White	15,491	75.7	2,921	14.3	779	3.8	330	1.6	486	2.4	453	2.2	0	0.0	20,460	100.0
All Negro	2,812	36.4	666	8.6	1,081	14.0	933	12.2	820	10.6	666	8.6	733	9.5	7,716	100.0
All Spanish	842	22.5	287	7.7	314	8.4	380	10.2	668	17.8	930	24.8	322	8.6	3,743	100.0
Subst. Negro	823	49.5	230	13.8	41	2.5	156	9.4	296	17.8	118	7.1	0	0.0	1,664	100.0
Subst. White	1,713	50.1	1,025	30.0	365	10.7	151	4.4	165	4.8	0	0.0	0	0.0	3,419	100.0
Subst. Spanish	688	23.2	143	4.8	1,009	34.0	470	15.8	476	16.0	185	6.2	0	0.0	2,971	100.0
Mixed Spanish	255	12.0	20	0.9	420	19.8	378	17.8	393	18.7	327	15.4	327	15.4	2,125	100.0
All Three Mixed	3,822	41.8	2,448	26.8	838	9.2	985	10.8	229	2.5	660	7.2	157	1.7	9,139	100.0
NA/DK	552	46.7	172	14.5	177	15.0	131	11.1	131	11.1	20	1.7	0	0.0	1,183	100.0
Total	26,998	51.5	7,912	15.1	5,024	9.6	3,919	7.5	3,669	7.0	3,359	6.4	1,539	2.9	52,420	100.0

Sources: George Sternlieb, *The Urban Housing Dilemma* (New Brunswick, New Jersey, Rutgers University Press, 1970).
New York City Department of Social Service Data Processing Administration, March 1968.

#14 Chart: Interior maintenance rating to percentage of welfare tenants

INTERIOR MAINTENANCE RATING AND PERCENTAGE OF WELFARE TENANTS

INTERIOR MAINTENANCE RATING	PERCENTAGE OF WELFARE TENANTS BY INTERIOR MAINTENANCE RATING											
	PERCENT ON WELFARE											
	0%		1 to 9%		10 to 19%		20 to 32%		33 to 100%		Total Apartments	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 59	30,000	22.8	18,000	13.9	25,000	18.8	17,000	13.0	42,000	31.5	132,000	100.0
60 to 75	100,000	31.1	85,000	26.4	54,000	16.9	41,000	12.8	41,000	12.8	322,000	100.0
76 to 89	165,000	55.2	84,000	28.3	25,000	8.2	16,000	5.4	9,000	3.0	299,000	100.0
90 to 100	100,000	67.5	41,000	27.6	1,000	0.7	3,000	1.9	3,000	2.3	148,000	100.0
Total	395,000	43.8	229,000	25.4	105,000	11.6	77,000	8.6	95,000	10.6	901,000	100.0
	INTERIOR MAINTENANCE RATING BY PERCENTAGE OF WELFARE TENANTS											
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 to 59	30,000	17.7	18,000	8.0	25,000	23.7	17,000	22.3	42,000	43.8	132,000	14.7
60 to 75	100,000	25.3	85,000	37.2	54,000	51.9	41,000	53.3	41,000	43.3	322,000	35.7
76 to 89	165,000	41.7	84,000	36.9	25,000	23.4	16,000	20.7	9,000	9.3	299,000	33.2
90 to 100	100,000	25.3	41,000	17.9	1,000	1.0	3,000	3.6	3,000	3.6	148,000	16.4
Total	395,000	100.0	229,000	100.0	105,000	100.0	77,000	100.0	95,000	100.0	901,000	100.0

Source: G. Sternlieb, *The Urban Housing Dilemma*, 1970.

#16 Chart: Eligibility for Lefrak Organization apartment rentals

ELIGIBILITY FOR LEFRAK ORGANIZATION APARTMENT RENTALS (MINIMUM SIZE PER FAMILY AND AVERAGE PRICE PER UNIT), NEW YORK CITY RENTER-HOUSEHOLDS,[a] 1970
(By Ethnic Group and Size of Household)

Size of Household	Number of Households	Income Required by "90% Rule" for Average Lefrak Rental	Households Excluded from Lefrak Rentals		Households Eligible for Lefrak Rentals	
			N	%	N	%
All Ethnic Groups						
1 person	519,500	$10,500	438,500	84.4	81,000	15.6
2 persons	592,900	12,480	419,100	70.7	173,800	29.3
3 persons	297,800	15,000	236,500	79.4	61,300	20.6
4 persons	199,500	17,100	164,900	82.7	34,600	17.3
5 and over	196,300	20,400	180,200[b]	91.8	16,100	8.2
All households with data	1,806,000		1,439,200	79.7	366,800	20.3
Households lacking data[c]	361,100		332,600		28,500	
Total	2,167,100[a]		1,771,800	81.8	395,300	18.2
White Not Including Puerto Rican						
1 person	407,700	10,500	332,800	81.6	74,900	18.4
2 persons	457,100	12,480	299,400	65.5	157,700	34.5
3 persons	199,000	15,000	144,000	72.4	55,000	27.6
4 persons	126,100	17,100	96,500	76.5	29,600	23.5
5 and over	90,600	20,400	78,500[b]	86.6	12,100	13.4
All households with data	1,280,500		951,200	74.3	329,300	25.7
Households lacking data[c]	118,700		110,400		8,300	
Total	1,399,200[a]		1,061,600	75.9	337,600	24.1
Black Not Including Puerto Rican						
1 person	78,700	10,500	75,500	95.9	3,200	4.1
2 persons	85,900	12,480	76,400	88.9	9,500	11.1
3 persons	56,200	15,000	52,200	92.9	4,000	7.1
4 persons	40,000	17,100	36,700	91.8	3,300	8.2
5 and over	55,500	20,400	52,100[b]	93.9	3,400	6.1
All households with data	316,300		292,900	92.6	23,400	7.4
Households lacking data[c]	97,500		96,800		700	
Total	413,800[a]		389,700	94.2	24,100	5.8

#16 Chart: Eligibility for Lefrak Organization apartment rentals

		Puerto Rican				
1 person	17,800	10,500	17,100	96.1	700	3.9
2 persons	32,900	12,480	30,400	92.4	2,500	7.6
3 persons	31,800	15,000	31,200	98.1	600	1.9
4 persons	26,600	17,100	25,900	97.4	700	2.6
5 and over	41,800	20,400	41,500[b]	99.3	300	0.7
All households with data	150,900		146,100	96.8	4,800	3.2
Households lacking data[c]	33,700		33,600		100	
Total	184,600[a]		179,700	97.4	4,900	2.6

Source: U.S. Bureau of the Census, Special Tabulations for New York City, 1970 Census of Housing (Series VIII, Table 17), City of New York Housing and Development Administration.

[a]The number of households presented here is based on a sample chosen by the U.S. Bureau of the Census from the 1970 census count. Due to sampling variability and problems of matching the sample to the basic file, it differs slightly (about 2.1% for All Ethnic Groups) from the regular census count presented in Tables 2-5 above. The totals for "All Ethnic Groups" also include some 189,000 households, consisting largely of American Indians and Orientals, whose household heads indicated their race as "Other Ethnic Groups" than "White", "Black or Negro" or "Puerto Rican" in the 1970 Census.

[b]Includes families of 7 or more members who are excluded by "occupancy standard" size limitation rather than by "90% Rule" income limitation. There were 5,500 such families among All Ethnic Groups, 2,600 among Whites, 2,200 among Blacks, and 500 among Puerto Ricans.

[c]"Housing lacking data" include three types: the first two are residents of public housing and of 1- and 2-room units lacking cooking and bathroom facilities; it is assumed that none of these households are eligible for Lefrak rentals. The third type is households that failed to report income or other necessary data items in their 1970 census responses; it is assumed that these are divided between the "eligible" and "excluded" categories in the same proportions as are all households with data.

RELATIVE LIKELIHOOD OF ELIGIBILITY, WHITE AND MINORITY-GROUP RENTER-HOUSEHOLDS ADJUSTED FOR FAMILY SIZE: THE "90% RULE" AS EMPLOYED BY THE LEFRAK ORGANIZATION

Scope of Comparison	Percentage of New York City Renter-households Eligible for Lefrak Rentals Under "90% Rule": (1) All Ethnic Groups	(2) Black	(3) Puerto Rican	(4) Black and Puerto Rican	(5) White (Except Puerto Rican)	(6) Relative Likelihood of Eligibility White Over Minority-Group Households (5)÷(4)
Eligibility for average-priced Lefrak units of each size among all renter-households: (Table 7)	18.2	5.8	2.6	4.8	24.1	5.0 X
Eligibility for average-priced Lefrak units of each size among upper-income half of renter-households: (Table 8)	40.6	14.8	6.4	12.0	51.4	4.3 X
Eligibility for minimum-priced Lefrak units of each size among all renter-households: (Table 10)	27.0	10.7	5.6	9.1	34.7	3.8 X
Eligibility for minimum-priced Lefrak units of each size among upper-income half of renter-households: (Table 11)	60.1	27.2	13.4	22.8	74.1	3.2 X

#17 Chart: Relative likelihood of eligibility

#18 Chart: Eligibility and exclusion from rentals

ELIGIBILITY AND EXCLUSION FROM RENTAL HOUSING BY "90% RULE" ON BASIS OF ACTUAL RENT/INCOME RATIOS, NEW YORK CITY RENTER-HOUSEHOLDS, 1970, BY ETHNIC GROUP

enter-households, by Ethnic Group	Gross Monthly Rent	Renter Households				
		Total Number	Eligible Under "90% Rule" by Rent/Income Ratio, 1970		Excluded Under "90% Rule" by Rent/Income Ratio, 1970	
			N	%	N	%
ll ethnic groups	All rental levels	2,133,954	1,056,704	49.5	1,077,250	50.5
	$150 and above	539,103	236,616	43.9	302,487	56.1
	$150 - 300	475,287	210,994	44.4	264,293	55.6
hite, except Puerto Rican, and Other	All rental levels	1,493,137	784,812	52.6	708,325	47.4
	$150 and above	472,997	217,842	46.1	255,155	53.9
	$150 - 300	410,594	192,433	46.9	218,161	53.1
lack and Puerto Rican	All rental levels	640,817	271,892	42.4	368,925	57.6
	$150 and above	66,106	18,774	28.4	47,332	71.6
	$150 - 300	64,693	18,561	28.7	46,132	71.3
lack	All rental levels	433,698	186,022	42.9	247,676	57.1
	$150 and above	52,911	15,479	29.3	37,432	70.7
	$150 - 300	51,719	15,290	29.6	36,429	70.4
uerto Rican	All rental levels	207,119	85,870	41.5	121,249	58.5
	$150 and above	13,195	3,295	25.0	9,900	75.0
	$150 - 300	12,974	3,271	25.2	9,703	74.8

ource: U.S. Bureau of the Census, Metropolitan Housing Characteristics, (Series HC(2) #149, New York, N.Y.) Tables E-2, E-12, and E-20. (Summarized from Table 3, above.)

#20 List of welfare families in Lefrak buildings from November-December 1972

BROOKLYN PROPERTIES		No. Of Families
The Princeton	950 Rutland Road	14
The Northwestern	425 E. 96 Street	7
The Purdue	450 Rockaway Parkway	11
The Syracuse	1115 Willmohr Street	9
The West Point	333 E. 92 Street	22
Clarkson Terrace	1035 Clarkson Avenue	4
The Pasadena	2625 E. 13 Street	1
The Beverly Hills	2626 Homecrest Avenue	3
The Westwood	2611 E. 13 Street	2
The Arcadia	3232 Shore Parkway	3
The Bel Air	2775 E. 12 Street	1
The Hollywood	2750 Homecrest Avenue	4
The Annapolis	2815 Coyle Street	3
The Atlantis	3235 Emmons Avenue	7
The Hampton	3205 Emmons Avenue	1
The Montauk	3191 Emmons Avenue	1
The Nautilus	2790 Bragg Street	7
The Westport	2800 Coyle Street	6
The Danbury	388 Avenue X	8
The Newport	444 Avenue X	2
The Plymouth	410 Avenue X	2
The Portland	2411 E. 3 Street	0
MISCELLANEOUS BROOKLYN PROPERTIES		
The Amherst	845 43 Street	2
The Citadel	1 Prospect Park SW	1
The Colgate	4411 Church Avenue	6
The Cornell	665 New York Avenue	4
The Dakota	2425 Nostrand Avenue	4
The Dartmouth	4114 9th Avenue	2
The Delaware	7705 Bay Parkway	4
The Maine	250 E. 38 Street	8
The Dover	2375 E. 3 Street	7
The Georgetown	170 E. 4 Street	1
The Harvard	4190 Bedford Avenue	2
The Iowa	2401 Nostrand Avenue	3
The Idaho	3900 Kings Highway	4
The Nevada	2021 E. 41 Street	0
The Minnesota	1145 E. 35 Street	4
The Oceanside	1640 Ocean Parkway	5
The Parkway	8301 Bay Parkway	5
The Heights	35 Pierrepont Street	1
The North Carolina	2501 Nostrand Avenue	4
The Oxford	233 Bay 38 Street	3
	Total	188

#20 List of welfare families in Lefrak buildings
from November-December 1972

MISCELLANEOUS BROOKLYN PROPERTIES (Cont'd.)		No. Of Families
	2047-2054-2064 Nostrand Avenue	8
The Stanford	1625 Rockaway Parkway	10
	7210-7220 Ridge Blvd.	0
Virginia Gardens	3502 Kings Highway	4
The Wetherole	295 Clinton Avenue	4
The Wisconsin	1201 Ocean Parkway	1
The Yale	24[illegible] E. 29 Street	3
	341 10 Street	15
QUEENS PROPERTIES		
The Texas	83-40 Austin St., Kew Gardens	0
The Wyoming	84-20 Austin St., Kew Gardens	0
The Illinois	67-25 Clyde St., Forest Hills	2
The Indiana	67-25 Dartmouth St., Forest Hills	2
The Kentucky	71-11 Yellowstone Blvd., Forest Hills	4
The Nebraska	67-30 Dartmouth St., Forest Hills	3
The Utah	67-15 Dartmouth St., Forest Hills	3
The Birch	102-45 62 Rd., Forest Hills	4
The Willow	63-10 108 St., Forest Hills	1
The Elm	102-50 62 Rd., Forest Hills	4
The Magnolia	62-60 108 St., Forest Hills	0
The Maple	102-40 Horace Harding Expw., Forest Hills	0
The Oak	105-40 62 Rd., Forest Hills	5
The Sycamore	63-09 108 St., Forest Hills	1
The Marseilles	98-05 67 Ave., Forest Hills	3
The Brussels	96-01 67 Ave., Forest Hills	3
The Bucknell	44-35 Golden St., Flushing	0
The Auburn	137-20 45 Ave., Flushing	0
The Notre Dame	44-15 Golden St., Flushing	0
The Tulane	45-15 Golden St., Flushing	7
The Park Vendome	123-60 83 Ave., Kew Gardens	0
The Park Imperial	123-30 83 Ave., Kew Gardens	0
The Park Chateau	123-40 83 Ave., Kew Gardens	1
MISCELLANEOUS PROPERTIES IN FOREST HILLS		
The Washington	63-60 98 Street	3
The California	64-20 Saunders Street	4
The Maryland	97-50 Queens Blvd.	4
The Missouri	64-85 Wetherole Street	0
The New Yorker	103-25 68 Ave.	0
The Tennessee	65-44 Saunders Street	4
	Total	103

#20 List of welfare families in Lefrak buildings from November-December 1972

MISCELLANEOUS PROPERTIES IN JACKSON HEIGHTS		No. Of Families
The Massachusetts	72-10 41 Avenue	2
MISCELLANEOUS SUNNYSIDE PROPERTIES		
The Cambridge	48-50 37 Street	0
The Ardsley	48-30 40 Street	1
The Greenwich	48-50 38 Street	1
	43-23 42 Street	0
	43-24 43 Street	0
MISCELLANEOUS ELMHURST PROPERTIES		
The Alabama	85-14 Broadway.	3
The Raleigh	42-42 80 Street	0
The Arkansas	84-19 51 Avenue	3
MISCELLANEOUS KEW GARDENS PROPERTIES		
The Kansas	134-20 87 Avenue	1
MISCELLANEOUS ASTORIA PROPERTIES		
The Pennsylvania	31-35 Crescent Street	4
MISCELLANEOUS PROPERTIES IN FAR ROCKAWAY		
The Martinique	22-04 Collier Avenue	1
The Monte Carlo	631 B. 9 Street	2
The Daytona	22-11 New Haven Avenue	7
The Riviera	707 B. 9 Street	4
The Nassau	407 B. 20 Street	3
LEFRAK CITY		
The London	96-02 57 Avenue	5
The Paris	96-04 57 Avenue	3
The Copenhagen	96-08 57 Avenue	1
The Rome	96-10 57 Avenue	6
The Canada	97-20 57 Avenue	10
The Mexico	97-22 57 Avenue	7
The Panama	97-28 57 Avenue	7
The U. S.	97-30 57 Avenue	5
The Argentine	97-05 Horace Harding Expw.	8
The Brazilia	97-07 " " "	4
The Peru	97-11 " " "	7
The Colombia	97-15 " " "	8
	Total	103

#20 List of welfare families in Lefrak buildings from November-December 1972

LEFRAK CITY (Cont'd.)		No. Of Families
The Sydney	98-30 57 Avenue	4
The Brisbane	98-32 57 Avenue	6
The Melbourne	98-38 57 Avenue	13
The Wellington	98-40 57 Avenue	5
The Ceylon	98-15 Horace Harding Expw.	6
The Singapore	98-17 " " "	3
The Shallimar	98-23 " " "	4
The Mandalay	98-25 " " "	4
STATEN ISLAND PROPERTIES		
Carolina Gardens	2862 Hylan Blvd., New Dorp	0
BRONX PROPERTIES		
Boulevard Towers	2010 Bruckner Blvd. - Bldg. # 2 2040 Bruckner Blvd. - Bldg. # 1	6
MANHATTAN PROPERTIES		
West Side Manor	70 West 95 Street	16
	Total	67
	Grand Total	461

#21 List of welfare families in Lefrak buildings-May 1973

The Princeton	950 Rutland Road	16
The Northwestern	425 E. 96 Street	6
The Purdue	450 Rockaway Parkway	8
The Syracuse	1115 Willmohr Street	7
The West Point	333 East 92 Street	14
Clarkson Terrace	1035 Clarkson Avenue	4
Hollywood Park I		
The Pasadena	2625 E. 13 Street	1
The Beverly Hills	2626 Homecrest Avenue	4
The Westwood	2611 E. 13 Street	2
Hollywood Park II		
The Arcadia	3232 Shore Parkway	2
The Bel Air	2775 E. 12 Street	1
The Hollywood	2750 Homecrest Avenue	3
Hollywood Park III		
The Annapolis	2615 Coyle Street	5
The Atlantis	3235 Emmons Avenue	7
The Hampton	3205 Emmons Avenue	2
The Montauk	3191 Emmons Avenue	1
The Nautilus	2790 Bragg Street	6
The Westport	2800 Coyle Street	7
Shoreham Park		
The Danbury	388 Avenue X	0
The Newport	444 Avenue X	2
The Plymouth	410 Avenue X	2
The Portland	2411 E. 3 Street	0
Miscellaneous Brooklyn Properties		
The Amherst	845 43 Street	2
The Citadel	1 Prospect Park SW	0
The Colgate	4411 Church Avenue	5
The Cornell	665 New York Avenue	3
The Dakota	2425 Nostrand Avenue	4
The Dartmouth	4114 9th Avenue	1
The Delaware	7705 Bay Parkway	5
The Maine	250 E. 38 Street	8
The Dover	2375 E. 3 Street	6
The Georgetown	170 E. 4 Street	0

#21 List of welfare families in Lefrak buildings-May 1973

Miscellaneous Brooklyn Properties (Cont'd)

The Harvard	4190 Bedford Avenue	2
The Iowa	2401 Nostrand Avenue	3
The Idaho	3900 Kings Highway	3
The Nevada	2021 E. 41 Street	0
The Minnesota	1145 E. 35 Street	7
The Oceanside	1640 Ocean Parkway	3
The Parkway	8301 Bay Parkway	4
The Heights	35 Pierrepont Street	0
The North Carolina	2501 Nostrand Avenue	4
The Oxford	288 Bay 38 Street	3
	2047-2054-2064 Nostrand Avenue	6
The Stanford	1626 Rockaway Parkway	12
	3910 Ridge Boulevard	0
Virginia Gardens	3502 Kings Highway	6
The Wetherole	295 Clinton Avenue	5
The Wisconsin	1208 Ocean Parkway	1
The Yale	2440 E. 22 Street	5
	341 10th Street	18
The Texas	83-40 Austin St., Kew Gardens	2
The Wyoming	84-20 Austin St., Kew Gardens	0

American Village

The Illinois	67-25 Clyde St., Forest Hills	4
The Indiana	67-25 Dartmouth St., "	2
The Kentucky	71-11 Yellowstone Blvd. "	5
The Nebraska	67-30 Dartmouth St., "	2
The Utah	67-15 Dartmouth St., "	3

Forest Hills Park

The Birch	102-45 62 Rd., Forest Hills	5
The Willow	63-10 108 St., "	2
The Elm	102-50 62 Rd., "	3
The Magnolia	62-60 108 St., "	2
The Maple	102-40 Horace Harding Exp. "	0
The Oak	105-40 62 Rd., "	5
The Sycamore	63-09 108 St., "	1

Forest Hills Plaza

The Marseilles	98-05 67 Avenue, Forest Hills	4
The Brussels	98-01 67 Avenue, "	4

University Park

The Bucknell	44-35 Golden St., Flushing	1
The Auburn	137-20 45 Avenue, "	0
The Notre Dame	44-15 Golden St., "	9
The Tulane	45-15 Golden St., "	8
The Park Vendome	123-60 83 Ave., Kew Gardens	0
The Park Imperial	123-30 83 Avenue, "	0
The Park Chateau	123-40 83 Avenue, "	1

#21 List of welfare families in Lefrak buildings-May 1973

Miscellaneous Properties In Forest Hills		
The Washington	63-60 98 Street	4
The California	64-20 Saunders Street	4
The Maryland	97-50 Queens Blvd.	3
The Missouri	64-85 Wetherole Street	0
The New Yorker	103-25 68 Avenue	0
The Tennessee	65-44 Saunders Street	4
Miscellaneous Properties In Jackson Heights		
The Massachusetts	72-10 41 Avenue	2
Miscellaneous Sunnyside Properties		
The Cambridge	48-50 37 Street	8
The Ardsley	48-30 40 Street	1
The Greenwich	48-50 38 Street	1
	43-23 42 Street	0
	43-24 43 Street	4
The Alabama	85-14 Broadway, Elmhurst	3
The Raleigh	43-42 80 Street "	0
The Arkansas	84-19 51 Avenue "	1
Miscellaneous Kew Gardens Properties		
The Kansas	134-20 87 Avenue,	1
Miscellaneous Astoria Properties		
The Pennaylvania	31-35 Crescent Street	5
Miscellaneous Properties In Far Rockaway		
The Martinique	22-04 Collier Avenue	4
The Monte Carlo	631 B. 9 Street	1
The Daytona	22-11 New Haven Avenue	7
The Riviera	707 B. 9 Street	4
The Nassau	207 B. 20 Street	2
Lefrak City		
Section I		
The London	96-02 57 Avenue	4
The Paris	96-04 57 Avenue	6
The Copenhagen	96-08 57 Avenue	1
The Rome	96-10 57 Avenue	6

#21 List of welfare families in Lefrak buildings-May 1973

Lefrak City (Cont'd)		
Section II		
The Canada	97-20 57 Avenue	11
The Mexico	97-22 "	8
The Panama	97-28 "	8
The U.S.	97-30 "	6
Section III		
The Argentine	97-05 Horace Harding Expw.	7
The Brazilia	97-07 "	6
The Peru	97-11 "	7
The Colombia	97-15 "	7
Section IV		
The Sydney	98-30 57 Avenue	3
The Brisbane	98-32 "	5
The Melbourne	98-38 "	11
The Wellington	98-40 "	4
Section V		
The Ceylon	98-15 Horace Harding Expw.	10
The Singapore	98-17 "	3
The Shallimar	98-23 "	5
The Mandaley	98-25 "	3
Staten Island Properties		
Carolina Gardens	2862 Hylan Boulevard	0
Bronx Properties		
Boulevard Towers	2010 Bruckner Blvd. 2040 Bruckner Blvd.	6
Manhattan Properties		
West Side Manor	70 W. 95 Street	15
	TOTAL:	480

#24 Application of Shirley Lee

71 DEC 29 PM 2 52

Duplicate

.IFE REALTY CORP.

17-29 64th Road
Forest Hills, N.Y. 11374
Llerds 9-{9025 9027

BRANCH OFFICE:
1790 Flatbush Avenue
Brooklyn, N.Y.
CLoverdale 8-{9090 9091

Building 2425 Bath Condon Boulevard
Address Bldg 49
Apt. 4E21 Rental 235
No. of Rooms 4 Floor 4
Schedule Occ. Date 12/15/72
Lease Com. Date
Lease Term: 3 Yrs. Mos.
Security: 2 Mos. or $ 470

Date Dec 29 71

APPLICATION FOR APARTMENT

NO DOGS, CATS OR PETS ALLOWED

1. Name of Applicant SHIRLEY LEE Sex F Age 26 Home Phone 498 6130
2. Present Address 9502 Kings Highway Apt. # B12 How Long? 3 yrs
3. Wife or Husband's name Single Age No. of Children 2

ONLY THE PERSONS LISTED IN PARAGRAPH #3 ARE TO RESIDE WITH APPLICANT.

Name	Age	Sex
T'ANNE	4	F
HUSAIN	2	M

Social Security Number 081 93 3438
Wife's Social Security Number
Other Occupants None
4. Race (See Attachment "A") Black ☐ White ☐ Other ☐
5. Present Employer or Business Affiliation (Social Worker)
Address Phone
How Long Affiliated? In what capacity?
6. Present Employer or Business Affiliation of Wife ☐ Son ☐ Daughter ☐ Co-Tenant ☐ Other ☐
Name Phone
Address Position
7. Previous Employer, if present employment less than one year:
Name Address
8. Your Monthly Gross Income $ Exemptions Take Home Pay $
Wife's Income $
Other Income $

ONLY COPY AVAILABLE

E 15b

#24a Application of Shirley Lee

NET FAMILY INCOME (Take Home Pay Plus "Other")

PLEASE STATE REGULAR PAYMENTS DUE ON THE FOLLOWING: (If None, Write None)

	Name of Creditor	Address	A/C# or Court	Monthly Payment
Bank Loans	None			
Other Loans	None			
Installment Payments	None			
Other Regular Payments	None			
Judgments & Garnishees	None			
Alimony/Child Support	None			

9. Checking A/C's None A/C# ____ Address ____
None A/C# ____ Address ____

10. In case of emergency contact: Name E. Howard Address 2444 E 25th St Phone 891-5407

11. Present Landlord's Name and Address [redacted] Harris Amount of rent $ 105

12. Prior Address 864 Hurst St Bklyn Length of your residency 3 yrs

13. It is agreed that upon execution of the lease by applicant, said applicant shall deposit with the Landlord and/or its agents a sum (including deposit) equivalent to 3 month's rent, representing rent in advance and/or security. Applicant has hereby made deposit in the amount of $ ____ ☐ Cash ☐ Check

It is further agreed that the sum of $ ____ shall be retained by the undersigned agent as liquidated damages by reason of applicant's withdrawal of application and/or applicant's failure to execute lease within five (5) days notice from agent to execute same.

It is agreed that this application is subject to acceptance or rejection at any time by the Landlord at his discretion.

I hereby state that the above representations are true.

By: A.A. Cowen
LIFE REALTY CORP.

Shirley Lee
APPLICANT'S SIGNATURE

Referred by: Publication ☐ Recommendation ☐

APPLICANT'S SIGNATURE

REMARKS: Employed Jewish Council for Aged

#25 Family Budgets-U.S. Department of Labor

Reprint from the BLS Handbook of Methods (BLS Bulletin 1711)

Chapter 9. Family Budgets

Background

"Standards of living" refer to the goals of consumers and workers in their consumption of goods and services, use of leisure time, and conditions of work. Standard budgets, also described as family budgets, measure the total costs or amounts of income required to achieve the levels and manner of living implicit in these goals.[1] Cost estimates are developed by translating the generalized concept of a living standard into a list of commodities and services which can be priced. Thus, standard budgets are normative, or benchmark, estimates of living costs. They do not represent the ways in which family incomes should be spent, or the ways average families actually spend their incomes.

The first standard budgets prepared by the Bureau of Labor Statistics were developed for the specific purpose of evaluating living conditions of cotton-mill workers in Fall River, Mass. and in the South in 1908–09. These budgets described two standards of living—a minimum, including only bare necessities; and a fair standard, including some allowance for comfort. Another budget defining a standard of health and decency was developed in 1919. In the late 1930's, BLS cooperated with the Works Progress Administration in pricing two budgets: A maintenance budget, described as above the minimum subsistence level but approaching a satisfactory American standard of living; and an emergency budget, derived by cutting the maintenance budget for emergency conditions "with the least harm to the individuals and the social group." The information available at the time concerning the requirements for nutritionally adequate diets and healthful housing was incorporated into the definitions of the living standard in each of these budgets. For other components of family living, the "requirements" were formulated primarily on the basis of the personal judgment of the budget makers.[2]

In 1946, the Bureau compiled the City Worker's Family Budget for a "modest but adequate" standard of living. The procedures used standards of adequacy that reflected the judgments of scientists and experts where these were available; for other components, they depended on statistical analyses of consumer choices.[3] The same method, with some refinements, was used in 1959, in the interim revisions of the City Worker's Family Budget and the Budget for a Retired Couple.[4] These procedures were used again, with additional refinements, in the mid-1960's to develop the "intermediate" budgets (initially described as "moderate" budgets) for a four-person family and a retired couple. Subsequently, the costs of the intermediate level budgets were scaled downward and upward by a variety of techniques to produce a "lower" and a "higher" budget for each family type.[5] Procedures for the intermediate budgets of the 1960's and the scaling techniques are described in the remainder of this chapter.

Description of the Budgets

All normative estimates of living costs must be based on specific family situations. The construction of a family budget, therefore, requires a set of assumptions, i.e., specifications, which must be formulated explicitly by the budget maker at the outset. These relate to the age,

[1] In 1954, at the request of the United Nations Economic and Social Council, a committee of experts from six different countries (including the United States) recommended that the following distinction be maintained between the terms "level" and "standard" of living. The "level of living" relates to the actual living conditions of a people. The "standard of living" relates to the aspirations or expectations of a people, that is, the living conditions which they seek to attain or regain, or which they regard as fitting and proper for themselves to enjoy. However, laymen and the general public frequently refer to "the high levels of living" actually achieved by the average American worker as the "high standard" of American living.

[2] Published sources for these budgets are described in Technical Reference No. 3, listed on p. 73.

[3] See Technical Reference No. 18. For description of a companion budget for an elderly couple, see Technical Reference No. 19.

[4] See Technical Reference Nos. 7 and 10.

[5] See Technical Reference Nos. 11, 14, 15, and 16.

size, and type of family; the manner of living appropriate for the specified family composition and the locality in which the family resides; and the position of the living standard in relation to the actual scale of consumption.

Family composition has a significant effect on spending patterns, manner of living, and family needs. The budgets for a younger, four-person family, specifies that the family consists of an employed husband, age 38, who has a wife not employed outside the home, and two children, a girl of 8 and a boy of 13. This family type represents a middle stage in the life cycle, and it has been widely used as the unit for other budgets compiled for earlier periods. The family in the budgets for a retired couple consists of a husband and wife, age 65 or over, who are assumed to be self-supporting, in reasonably good health, and able to take care of themselves. This unit, which has a markedly different pattern of living and needs than the younger family, has been the subject of special concern in national policy formation over the last three decades. Budget quantities and budget component cost estimates for other family types cannot be derived as fractions or multiples of the quantities or cost estimates for food, shelter, clothing, transportation, etc. for the four-person family or the retired couple.[6]

Both types of families were assumed to live in an urban area. Assumptions also were made concerning the living arrangements and tenure of the families; inventories of housefurnishings, household equipment, and clothing; means of transportation; ownership of life insurance; provisions for medical care; savings positions, etc. In making these assumptions, the budget makers were guided by data on the prevalence of ownership of particular types of assets in the urban metropolitan population, and the availability of goods and services provided by governments for collective consumption or provided under collective bargaining agreements between employers and unions.

All three budgets provide for the maintenance of physical health and social well-being, and participation in community activities. Within this broad framework, different levels of adequacy were obtained by varying the assumptions concerning the manner of living and by providing different quantities and qualities of the necessary goods and services.

The content of the budgets is based on the manner of living and consumer choices in the 1960's. The lower budget differs from the intermediate and higher budgets in several specifications: The family lives in rental housing without air conditioning, (except for a proportion of retired couples who may own their own homes), relies heavily on public transportation, supplemented, where necessary, by the use of an older car, performs more services for itself, and utilizes free recreation facilities in the community. Compared with the intermediate budget, the life style in the higher budget, is marked by more homeownership, high levels of new-car ownership, more household appliances and equipment, and more paid-for services. For most items common to all budgets the quantities are greater and the qualities higher in the intermediate than in the lower budget, and in the higher than in the intermediate budget.[7]

Data Sources

Budget quantities and pricing specifications were derived from two sources: (1) Scientific or technical judgments concerning the requirements for physical health and social well-being; and (2) analytical studies of the choices of goods and services made by consumers in successive income groups, as reported in the Bureau's surveys of consumer expenditures,[8] to determine by statistical procedures the income class whose spending pattern would be used as the "norm" for a specified budget level.

Scientific standards for nutritionally ade-

[6] Extensive analyses of consumption data dating back over more than a century have provided a variety of measures of general welfare; e.g., the relative adequacy of diets, the proportion of income spent for various categories of goods, or the proportion of income saved. These measures, either singly or in combination, have been used as the basis for determining scales of equivalent income for families of different size. One such scale is described in Technical Reference No. 12. The scale is based on the assumption that families spending the same proportion of income on food have attained equal levels of living. Although the scale is useful in estimating equivalent costs of goods and services, or net income requirements after income taxes and occupational expenses, it cannot be applied to individual items or major components of budget costs.

[7] For a discussion of the relativity of living standards, see Technical Reference Nos. 5 and 6.

[8] For a description of the Bureau's surveys of consumer expenditures, see chapter 8.

quate diets for individuals in different sex-age groups have been developed by the Food and Nutrition Board of the National Research Council, and translated by the U.S. Department of Agriculture into food plans at different cost levels. These food plans were used as the basis for the food-at-home component of the budgets.

Housing standards established by the American Public Health Association and the U.S. Public Housing Administration were adopted for the budgets. These standards relate to sleeping space requirements, essential household equipment (including plumbing facilities), adequate utilities and heat, structural condition, and neighborhood location of the dwelling units. Fuel requirements were derived by analyzing actual fuel purchases of families in the specified types of dwellings in relation to degree-days to provide an adjustment for differences in climate. Estimates of electricity and utility services required for the appliances specified for the budgets were furnished by utility companies and associations.

The widespread use of insurance to cover the cost of major illness was accepted as a basis for a standard for medical care, and a family membership in a group health insurance plan (Medicare for the retired couple) was specified. Quantities of medical care services not covered by insurance were derived from data on utilization rates provided by the 1963–64 U.S. National Health Survey and the 1960–61 Consumer Expenditures Survey. Major medical provisions were specified for the higher budget.

No generally accepted scientific standards are available for other components of the budgets (clothing, housefurnishings, transportation, personal care, household operation, reading, recreation, tobacco, education, gifts and contributions, and miscellaneous expenses). Therefore, for most of these components a technique was developed which relied on the choices of consumers as the basis for a standard. Purchases were examined at successive income levels to determine the income level at which the rate of increase in quantities purchased began to decline in relation to the rate of change in income, i.e., the point of maximum elasticity. The average numbers and kinds of items purchased at this income level became the quantities and qualities specified for the intermediate level budget. In general, income classes below and above the classes used for the intermediate level were specified as the source of quantities for the lower and higher budgets, respectively.

For the transportation component, quantities for the intermediate and higher budgets were based on the average consumption pattern of families of each budget type. For the lower budget, average patterns of renter families were used. Except for the higher budget where costs include a car for all families, automobile ownership was specified in inverse relationship to the availability of mass public transportation. Mileage allowances were adjusted by the use of automobiles for work.

In determining budget costs, levels of prices paid for items are as important as the numbers of items bought. Items in the intermediate budget were priced in the types of stores and professional and service establishments customarily patronized by urban families. Prices, pricing procedures, reporting stores and service establishments, and price calculation methods were those used by the BLS for the Consumer Price Index,[9] except that additional quotations were obtained in some cases to calculate averages and different qualities were priced in other cases to represent the intermediate budget level. For some items in the lower and higher budgets, special prices were collected directly from stores and establishments. In the main, however, prices for those two levels were estimates in a variety of ways.[10]

Analysis and Presentation

In the methods described, a family budget is the end result of a multitude of decisions by the budget maker, based on standards formulated by scientists or experts or on analyses of data on consumption patterns from a variety of sources. The budgets are not simply the prod-

[9] For a description of the Consumer Price Index, see chapter 10.

[10] Technical Reference Nos. 13, 15, and 16 provide additional details on the methods, as well as lists of goods and services priced. Dollar cost estimates are provided in these reports and also in Technical Reference No. 9.

ucts of a survey of ways families at particular income levels actually spend their money. The judgment of the budget maker is involved in selecting among the family types and manners and levels of living to be represented; in determining the most appropriate sources of data to be used in deriving budget quantities; and in interpreting actual family consumption in terms of norms or benchmarks. The appropriateness of the operating assumptions can be evaluated only by the budget users in relation to the purposes to be served.[11]

Budget estimates may be analyzed in four ways: (1) Costs are compared with income. However, costs for a specific family type should be compared only with average incomes, or income distributions, for families of the same type. This kind of analysis has been restricted, therefore, by the availability of cost estimates for only two family types. However, family equivalence scales may be used to develop estimates for comparable benchmark levels for families of other types. (2) Budget costs in one place are compared with costs in another, i.e., the budgets provide a basis for calculating an index of locality differences in living costs. The Bureau has provided this type of analysis in conjunction with its published reports. (3) Costs are compared over time to measure changes in living standards. The sporadic character of the Bureau's family budget research program imposes serious limitations on this type of analysis. Also the judgment factor in developing budgets introduces a serious bias for evaluating changes in the levels and living standards of families from decade to decade. (4) Finally, budget estimates of different levels are compared to provide a measure of the aggregate addition to income required to raise consumption to particular levels. The development of budgets for three different levels facilitates this type of analysis.

Uses and Limitations

Family budgets are used in economic research to appraise the economic condition of the population and to evaluate the need for, and the effect of, specific laws and programs. For example, normative living costs are used, to measure the extent to which social security or unemployment insurance benefits provide income sufficient to purchase the manner and content of living used to define a specified budget level; to estimate aggregate costs of consumer goods as a basis for developing public policies; or to prepare estimates of the number of families living below the specified budget level. Budgets also provide benchmarks for administrative determinations, as required by a number of existing laws or policies of social, welfare, and educational agencies; e.g., to establish criteria of eligibility for public assistance, public housing, support services for individuals in job development programs, subsidized medical or mental health, guidance services, or college scholarship aid.

In addition to their primary use as tools in evaluating income adequacy, family budgets are used to measure place-to-place differences in living costs, as a basis for family counseling, in wage negotiations, and as an aid in consumer education.

Locality indexes based on the BLS budgets reflect differences in costs of established residents in a community. Rental costs, for example, are based on the averages for occupied dwellings and are not a valid measure of the costs of vacant units available to new residents. Similarly, the costs of maintaining a home purchased 7 years ago, while an appropriate measure for an established, budget-type family, does not provide information on the relative costs of purchasing homes in current markets. The cost of food reflects not only differences in price levels but also, and more important, differences in regional preference patterns in the choice of food to meet nutritional standards.[12] The indexes, therefore, are more appropriate as research tools in analyses of the relationship between income and costs of established residents in different locations than as measures of differences in costs for families moving from one location to another.

---

[11] For a discussion of the uses of family budgets, see Technical Reference Nos. 2, 4, 8, and 17.

[12] For a measure of the effect on food costs of price-level differences versus regional differences in the choice of foods, see Technical Reference No. 1.

#25 Family Budgets-U.S. Department of Labor

Technical References

1. Brackett, Jean C., "Intercity Differences in Family Food Budget Costs," *Monthly Labor Review*, October 1963, pp. 1189–1194.
   An analysis of the effects on food budget cost estimates of using for all cities a single set of weights representing urban U.S. food patterns, or different weights for each city reflecting the food preferences of the region in which the city is located.
2. Brackett, Jean C., "New BLS Budgets Provide Yardsticks for Measuring Family Living Costs," *Monthly Labor Review*, April 1969, pp. 3–16.
   Provides a nontechnical description of the concepts and procedures used to develop the budgets for a four-person family at three levels of living, a summary of the spring 1967 cost estimates and locality indexes, and a discussion of the appropriate uses of the budgets.
3. Clorety, Joseph A., "Consumption Statistics: A Technical Comment," *How American Buying Habits Change*, Chapter X, 1959, pp. 217–242.
   Presents a representative cross-section of budgets compiled in this country during the 20th century. Shows average dollar cost figures for the total and for the major components of each budget.
4. Hawes, Mary H., "Measuring Retired Couples' Living Costs in Urban Areas," *Monthly Labor Review*, November 1969, pp. 3–16.
   Includes estimates of the costs of budgets for three levels of living for a retired couple in spring 1967 and budget-based locality indexes. Describes uses of these budgets as tools in determining eligibility for various programs and in helping older couples to evaluate their own spending habits.
5. Lamale, Helen H., "Changes in Concepts of Income Adequacy Over the Last Century," *American Economic Review*, May 1958, pp. 291–299.
   An analysis of the relationship over time between actual levels of living in the United States and the goals or standards of living which have been accepted in different historical periods and for different purposes.
6. Lamale, Helen H., "Poverty: The Word and the Reality," *Monthly Labor Review*, July 1965, pp. 822–827.
   Discusses the standard budget approach to the evaluation of income adequacy for different family types and in different geographical locations and estimation of the extent of poverty in the United States.
7. Lamale, Helen H. and Stotz, Margaret S., "The Interim City Worker's Family Budget," *Monthly Labor Review*, August 1960, pp. 785–808.
   Estimates the cost of a "modest but adequate" standard of living for a husband, wife, and two children (living in rented housing), at autumn 1959 prices, in 20 large cities and their suburbs. Includes the detailed list of the goods and services used to define the living standard for the 1950's, and describes the way this list was developed and priced.
8. Orshansky, Mollie, "Budget for an Elderly Couple: Interim Revision by the Bureau of Labor Statistics," *Social Security Bulletin*, December 1960, pp. 26–36.
   A summary report on "The BLS Interim Budget for a Retired Couple." (See Reference No. 10.) Includes a discussion of various conceptual problems encountered in developing normative living costs estimates for a retired couple, and some limitations of this particular budget.
9. Ruiz, Elizabeth, "Spring 1970 Cost Estimates for Urban Family Budgets," *Monthly Labor Review*, January 1971, pp. 59–61.
   Summarizes annual costs and comparative cost indexes at three levels of living for families of four persons in Spring 1970. Equivalence scale values are applied to four-person family consumption costs to obtain comparable estimates for other family types.
10. Stotz, Margaret S., "The BLS Interim Budget for a Retired Couple," *Monthly Labor Review*, November 1960, pp. 1141-1157.
    Estimates of the cost of a "modest but adequate" standard of living for a man age 65 or over and his wife (living in rented housing), at autumn 1959 prices, in 20 large cities and their suburbs. Includes the detailed list of the goods and services used to define the living standards for 1950's; and describes how this representative list was developed and priced.
11. U.S. Department of Labor, Bureau of Labor Statistics, "City Worker's Family Budget for a Moderate Living Standard, autumn 1966" (Bulletin 1570-1, 1967).
    Describes changes in this budget over the last two decades, and gives autumn 1966 costs

#25 Family Budgets-U.S. Department of Labor

Technical References—Continued

for urban United States and costs and comparative indexes for 39 metropolitan areas, and 4 nonmetropolitan regions.

12. U.S. Department of Labor, Bureau of Labor Statistics, "Revised Equivalence Scale for Estimating Equivalent Incomes or Budget Costs by Family Type" (Bulletin 1570–2, 1968).

    Includes scale values for selected family type which can be used to approximate total costs of consumption for the three budget levels. Also includes a summary and discussion of the status of research on family equivalence scales.

13. U.S. Department of Labor, Bureau of Labor Statistics, "City Worker's Family Budget Pricing, Procedures, Specifications, and Average Prices, Autumn 1966" (Bulletin 1570–3, 1968).

    Reports on pricing methodology used in the intermediate budget and includes U.S. urban average prices and averages for five metropolitan areas for selected items priced for the budget.

14. U.S. Department of Labor, Bureau of Labor Statistics, "Retired Couple's Budget for a Moderate Living Standard, Autumn 1966" (Bulletin 1570–4, 1968).

    Describes changes in this budget over the last two decades, and gives autumn 1966 costs for urban United States and costs and comparative indexes for 39 metropolitan areas and four nonmetropolitan regions.

15. U.S. Department of Labor, Bureau of Labor Statistics, "Three Standards of Living for an Urban Family of Four Persons, Spring 1967" (Bulletin 1570–5, 1969).

    Describes budgets for a four-person family at three levels of living. Explains in detail the concepts, procedures, data sources, and estimating methods, and provides lists of goods and services priced. Includes spring 1967 costs and locality indexes.

16. U.S. Department of Labor, Bureau of Labor Statistics, "Three Budgets for a Retired Couple in Urban Areas of the United States, 1967–68" (Bulletin 1570–6, 1970).

    Describes budgets for a retired couple at three levels of living. Explains in detail the concepts, procedures, data sources, and estimating methods, and provides lists of goods and services paid. Includes spring 1967 costs and locality indexes. (A supplement to this Bulletin provides costs and indexes for 1969–70.

17. U.S. Department of Labor, Bureau of Labor Statistics, "Report of the Advisory Committee on Standard Budget Research," June 1963.

    Recommendations formulated by a committee of experts with extensive experience in using standard budgets on the needs for various types of budgets, general concepts of the standards of living to be described by the budgets, and methodological and other problems associated with estimating and publishing budget costs. Includes a selected bibliography on the major uses of standard budgets.

18. U.S. Department of Labor, Bureau of Labor Statistics, "Workers' Budgets in the United States: City Families and Single Persons, 1946 and 1947," (Bulletin 927, 1948).

    Concepts, definitions, and techniques used in developing the original City Worker's Family Budget for a four-person family, detailed list of goods and services priced, and 1946–47. cost estimates for 34 cities. Also an historical survey of family budgets, and summary data on State budgets for single women workers.

19. "A Budget for an Elderly Couple," *Social Security Bulletin*, February 1948, pp. 4–12.

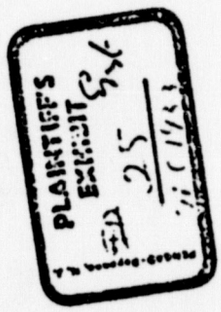
    Estimates of the cost of a "modest but adequate" standard of living for a couple age 65 or older, at March 1946 and June 1947 prices, in eight large cities. (Concepts and techniques used to compile this budget were parallel to those employed in developing the original BLS City Worker's Budget. See Reference No. 18.)

—JEAN C. BRACKETT

E 22

#25 Family Budgets-U.S. Department of Labor

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SUPPLEMENTAL RACIAL STATISTICS MAINTAINED IN BOROUGH OF BROOKLYN PURSUANT TO CONSENT DECREE IN U.S. V. LIFE REALTY, 70 CIV 964 *

	April-September, 1971	July-December, 1972
ed:	75%	76%
ed:	61%	66%
ed:	53%	48%
ed:	47%	52%
	69%	71%

REASONS FOR REJECTION

	April-June, 1971	July-September, 1971	July-September, 1972	October-December, 197
	Blacks	Blacks	Blacks	Blacks
	1	5	0	1
	0	0	0	1
	0	1	2	0
on	12	5	4	5
	12	15	11	8

data on applicants who gave no race on applications numbering 106 for the periods covered and Spanish-surnamed 3 for these periods.

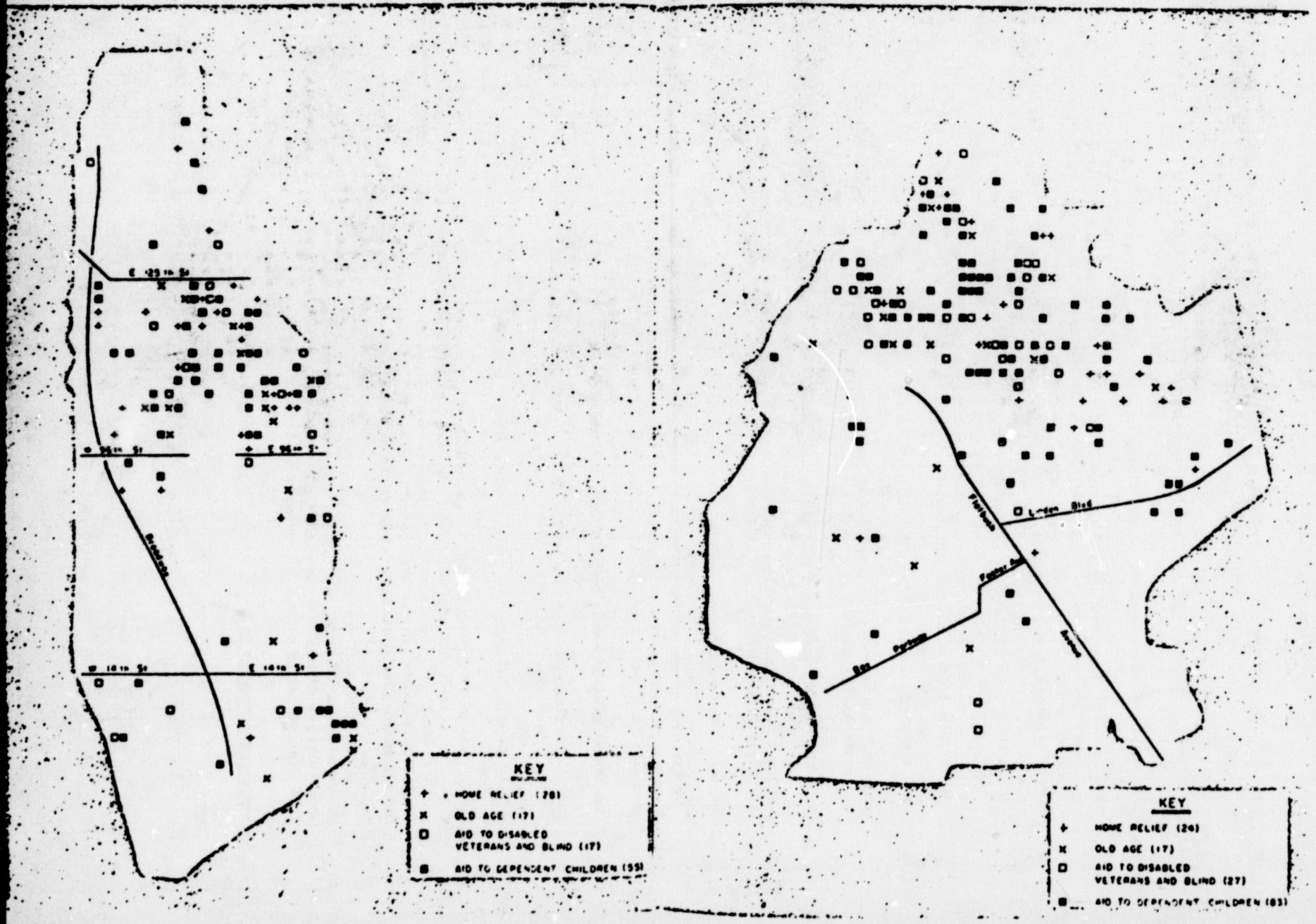
#26 Supplemental racial statistics-Brooklyn

REASONS FOR REJECTION (continued)

	April-June, 1971	July-September, 1971	July-September, 1972	October-December, 1972
	Blacks	Blacks	Blacks	Blacks
Other	1	3	4	3
Total rejected	26	29	21	18
	Whites	Whites	Whites	Whites
No guarantor	1	4	3	0
Guarantor not suitable	0	0	1	0
Overoccupancy	0	0	0	0
False application	3	1	1	1
Low Income	2	2	2	2
Other	2	1	5	1
Total rejected	8	8	12	4

EXHIBIT 2.3
BOROUGH OF MANHATTAN BY CATEGORY OF WELFARE

EXHIBIT 2.4
BOROUGH OF BROOKLYN BY CATEGORY OF WELFARE



#28 Maps of Manhattan and Brooklyn by category of welfare

#29 Maps of the Bronx, Queens and Richmond by category of welfare

EXHIBIT 2.5
BOROUGH OF THE BRONX BY CATEGORY OF WELFARE

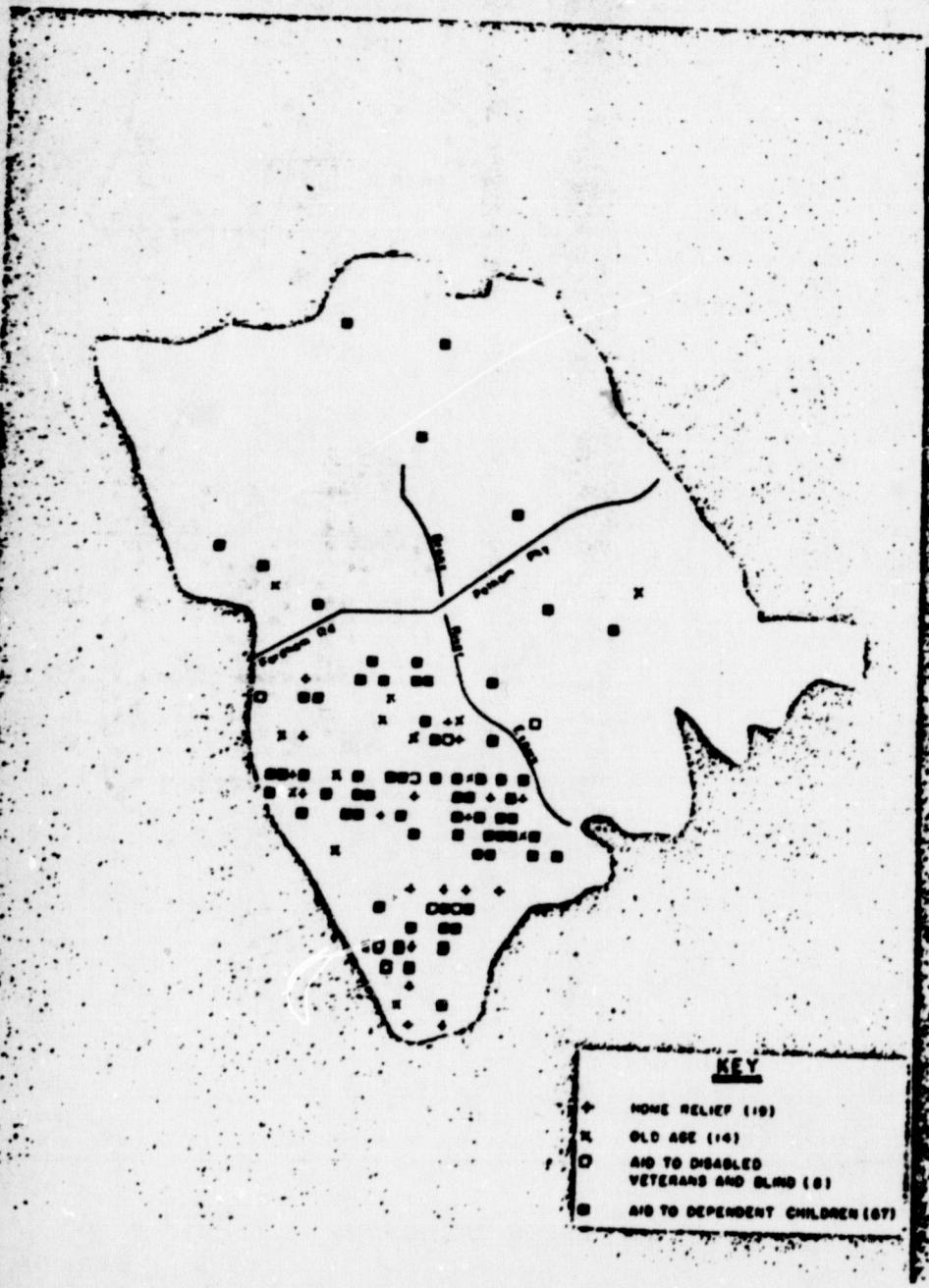
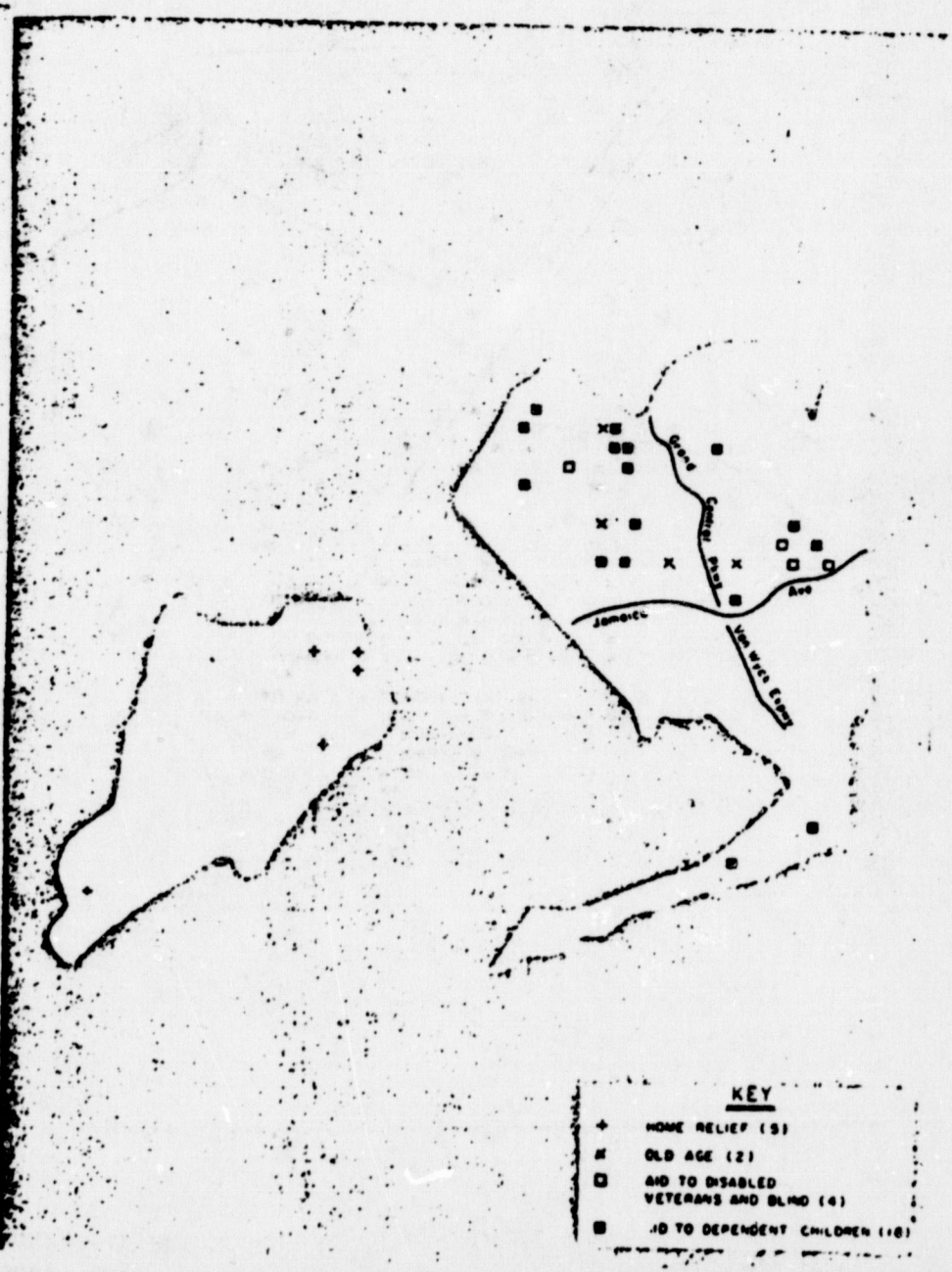


EXHIBIT 2.6
BOROUGHS OF QUEENS AND RICHMOND BY CATEGORY OF WELFARE



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Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	845 43rd St.	56	$43.92	0	2

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Jose and Maria Manresa	4-D	7/1/68	3½	$139.
Carl and Casilda Mirando	6-F	8/1/68	3½	$139.

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Borough	Street Address	Number of Apartments	Number Presently Rented	Number of Apartments Rented to Puerto Ricans	Number of Apartments Rented to Negroes
Brooklyn	2315 Coyle Street	77	45.13	0	0

Shapiro Bldg

0%

Name of Farm and Rental Agents	Apartment Number	Date of Occupancy	Number of Rooms	Rental
NONE				

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Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	3232 Shore Parkway Sheepshead Bay	72	$46.95	0	0

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
None				

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Borough	Street Address	Number of Apartments	Number of Rooms	Number of Persons	Number of Children
Brooklyn	3235 Emmons Ave. Sheepshead Bay	172	743.49	0	1

.005? 15%

Name of Person or Family Head Owning Rental	Number of Units	Date of Purchase	Number of Persons	Number of Children
Morris & Rachel Algaze	125	1/1/61	3½	2113

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Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	2775 E. 12th St.	188	$45.03	0	1

Sheepshead Bay
Ning Beef Pkg

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Gabriel & Amalia Otey	601	5/1/66	3½	1132

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Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	2625 E. 13th St., Sheepshead Bay	77	$51.04	0	0

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
None				

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Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	2626 Homecrest Ave. Sheepshead Bay	140	$55.30	0	1

1170

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Angelo Messina	1-F	1/1/53	4½	$173.

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Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	1 Prospect Park S.W.	82	$51.88	1	6

Flatbush-Kensington

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Maria Pooreira	1-C	12/1/66	3½	$117
Emilio & Sarah R. Perez	1-E	10/1/67	3½	$122
Armando & Pamela Mandez	2-A	10/1/68	4½	$109
Enrique DeLatorre	3-F	3/1/66	5	$104
Tony & Ingborg Vargas	4-L	10/1/64	3½	$151
Enrique & Eilajadrina Alonzo	4-M	9/1/67	3½	$149
Francisco Garcia	6-K	3/15/63	2½	$110

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Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	4411 Church Avenue	89	$43.81	4	2

6.17

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Geo. and Paulina Shivers	2-H	9/1/68	3½	$149.
Samuel & Irma Pino	3-J	3/15/68	3½	$129
Errol and June George	4-B	9/15/68	4½	$173.
Janet Holmes	7-E	8/1/66	2½	$88
Carol Newkirk	7-K	7/1/66	2½	$89
Daniel & Maria Portelies	7-L	5/1/68	3½	$142

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Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	665 New York Ave.				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Elsworth & Hazel Francis	2-M	9/1/68	4½	$167
Howard C. Reed	2-N	2/1/67	3½	$120
Norma Mussington	2-P	8/15/68	3½	$145
Dr. Jesus & Louise Creus	2-R	7/1/68	5	$177
Wilbur & Mary Clarke	3-C	8/1/66	5	$156
Dr. Miguel & Maria Puebla	3-D	7/1/65	5	$177
John Lightbourne & Milton Stirrup	3-E	11/1/68	4½	$171
Linwood & Wynette J. Morriss	3-F	5/15/66	4½	$140
Peter & Cynthia Osbourne	3-H	4/1/69	3½	$160

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Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	665 New York Ave.,	116	$45.08	53	7

52%

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Louis Irby, Jr.	1-A	8/1/67	2½	$89
Louis & Viola Clarke	1-B	5/1/67	3½	$106
Saturnino & Enfemia Villapoz	1-E	10/1/68	5	$170
Dr. Sirin Taulananda	1-J	7/1/69	2½	$108
Herman & Joyce Singletary	1-B	8/1/66	3½	$103
Guillermo E. Philpotts	2-A	10/1/68	2½	$115
Geo. & Mary Rio	2-C	4/1/68	5	$175
Narcissus Pratt	2-D	2/1/68	5	$172

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Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	665 New York Ave.				

Name of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charged
Ronald & Marcia Murray	3-K	7/1/68	3½	$138
Dr. Samuel A. Ochola	3-N	7/1/68	3½	$140
Rodrigo Dudley	3-P	8/1/63	3½	$142
Norman & Ellen Dilworth	3-R	10/1/68	5	$187
James & Pearl Harper	3-S	7/1/68	3½	$142
Doric & Joseph Dunbar	3-U	7/1/63	2½	$108
Willard & Paula Ventrice	4-A	12/1/68	2½	$118
Geo. & Christine Blount	4-B	11/15/68	3½	$121
Dr. Edgardo & Lucia Macalino	4-D	8/1/67	5	$185
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	665 New York Ave.				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Stanley & Hazel Richards	4-F	3/1/67	4½	$145
Kenneth & Juliana Barrow	4-G	7/15/68	3½	$150
Elon & Josephine Roach	4-H	7/15/68	3½	$150
William & Florinda Millet	4-J	4/15/66	3½	$128
Wayne C. Roberson	4-K	1/1/65	3½	$132
Ernesto & Elena Moreno	4-M	1/1/66	4½	$145
Louis Rogalen	4-T	8/1/66	Jr. 3	$101
Dovie Rae Washington	4-U	2/1/66	2½	$119
Dr. Barbara Randall	5-D	5/1/67	5	$153

CCHR-1 (6/68)

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[illegible]
[illegible], New York, [illegible]

Name of Owner: CORNELL LEASING CORP. Name of Agent: LEEPAK MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number:

Borough	Subject Address	Number of Apartments	Average Monthly Rental Per Unit	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Bklyn	665 New York Ave.				

Name of [illegible]	Apartment Letter	Date of [illegible]	Number of Rooms	[illegible]
Edw. & Ada Brown	5-H	4/1/65	3½	$[illegible]
Marjorie Townsel	5-J	8/1/67	3½	$135
Clyde Griffith & Clive Daniel	5-M	2/1/63	3½	$132
James D. and Elaine Barnett	5-R	8/15/65	5	$[illegible]
Hugh & Claudia Burns	5-T	7/15/63	Jr. 3	$120
Myra Grimmage	5-U	6/1/67	2½	$[illegible]
Wilfred Emanuel	6-A	12/1/65	2½	$116
Jacques & Jeannine Scharoun	6-B	7/15/66	3½	$[illegible]
Frank & Mary Volk	6-E	8/1/65	4½	$[illegible]

CITY COMMISSION ON HUMAN RIGHTS
CO Lafayette Street .
New York, New York 10013

CCHR-1 Form

PAGE 6

Name of Owner: CORNELL LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Bklyn	665 New York Ave.				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
[illegible] Joyce Ferdo	6-K	7/1/67	[illegible]	$127
[illegible] Delrue	6-N	2/1/69	[illegible]	$155
Ruth Hampton II	6-R	12/15/66	5	$120
Miriam Whetstone	6-T	9/1/68	Jr. 3	$128
Gerald F. Gordon	6-U	7/1/64	[illegible]	$99
Pedro & Geraldine Batard	7-C	6/1/65	5	$179
[illegible] Livingston	7-F	6/1/67	[illegible]	$145
Clarence & Marie Coates Canada	7-H	11/15/66	3½	$129
Ivette Duncan	7-K	6/1/68	[illegible]	$139
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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E 41

60 Lafayette Street
New York, New York 10013

Name of Owner: DAKOTA LEASING COMPANY
Address: 97-77 Queens Blvd. Forest Hills, N.Y.
Telephone Number: IL 9-9021

Name of Agent: LEFRAK MANAGEMENT CO.
Address: 97-77 Queens Blvd. Forest Hills N.Y.
Telephone Number. IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	2425 Nostrand Ave.	177	$51.58	0	1

Sheepshead Bay

.5%

Name of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Benj. and Ofelia Bondar	Apt.426	9/1/68	4	$179.

Name of Owner: DANBURY LEASING CO. Name of Agent: LEERAK MANAGEMENT CO.

Address: 97-77 Queens Blvd. Forest Hills, N.Y. Address: 97-77 Queens Blvd. Forest Hills, N.Y.

Telephone Number: IL 9-9021 Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Number of Dwelling Rooms Rented to Non-Whites	Number of Apartments Rented to Non-Whites	Number of Apartments Rented to Puerto Ricans
Brooklyn	383 Avenue X	75	51.06	0	1

Sheepshead Bay 1.3% .013%

Name of Each and Every Non-White Tenant	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental
Jacques & Fortunae Emmo	3-J	2/1/62	4½	$194

(If more space is needed, attach separate sheet)

[illegible]
80 Lafayette Street
New York, New York 10013

Name of Owner: DARTMOUTH LEASING CORP. Name of Agent: LEFFAK MANAGEMENT CO.

Address: ~~[illegible]~~ 97-77 Queens Blvd. Address: 97-77 Queens Blvd.
Forest Hills, N. Y. Forest Hills, N.Y.

Telephone Number: IL 9- 9021 Telephone Number. IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	4114 - 9th Ave., Brooklyn, N.Y.	63	$46.82	0	2

24 Borough Park

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
John and Aida L. Mendez Musico	7-H ~~[illegible]~~	8/1/67	3½	$130.
S. Lisk	5-K	3/1/68	3½	$141.

(If more space is needed, attach separate sheet

CITY COMMISSION ON HUMAN RIGHTS
50 Lafayette Street
New York, New York 10013

Name of Owner: DELAWARE LEASING COMPANY
Address: 97-77 Queens Blvd. Forest Hills, N.Y.
Telephone Number: IL 9-9021

Name of Agent: LEFRAK MANAGEMENT CO.
Address: 97-77 Queens Blvd. Forest Hills, N.Y.
Telephone Number. IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	7705 Bay Parkway Boardwalk	61	$48.35	0	1

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Jacob & Rachelle Fllima Lahmani	6-K	9/1/67	3	$124

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80 Lafayette Street
New York, New York 10013

Name of Owner: DISTRICT LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: 97-77 Queens Blvd. Address: 97-77 Queens Blvd.
Forest Hills, N.Y. 11374 Forest Hills, N.Y. 11374

Telephone Number: IL 9-9021 Telephone Number. IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	250 East 38th Street	62	$47.86	0	0
	Parklands				

0%

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge

(If more space is needed, attach separate sheet)

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CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: DODGE LEASING CORP.
Address: 97-77 Queens Blvd.
Forest Hills, N.Y. 11374
Telephone Number: IL 9-9021

Name of Agent: LEEDAN MANAGEMENT CO.
Address: 97-77 Queens Blvd.
Forest Hills, N.Y. 11374
Telephone Number. IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	950 Rutland Road	171	$46.81	47	9

Balance - Flatbush

32.7%

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Richard and Elmer Velasco	105	10/1/67	4½	$145.
Thos. and Bashanna Jeremiah	107	2/15/68	4	130.
Francina Bruton	103	3/1/64	3½	110.
Clyde and Mary Johnson Bacquain	123	3/1/67	4½	130.
George & Amarica Reyes	124	2/1/69	4½	145.
Janet Tucker	125	11/1/68	3½	107.
John and Annie Jackson	204	10/1/68	4½	135.
Dempsey and Lillie Purnell, Jr.	205	2/13/67	4½	140
Michael and Addie Reed	205	11/1/69	3	142.

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CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: DODGE LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	950 Rutland Road				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Present Monthly Charge
Zillie Moore	212	3/15/68	3½	$123.
Chas. W. Lewis	214	10/1/68	3½	$114.
Raymond and Princetta McWilliams	216	6/1/68	3½	$140.
Paul and Faye Pilgrim	217	12/1/68	4	$171.
Wilma S. Adams	213	8/1/68	4½	$154.
Murray Pfeffer	219	7/1/67	3	$120.
Irving and Althea Jones	301	7/15/68	3½	$142.
Vernon and Carol Mars	305	10/1/68	4½	$150.
Willie and Mable Stewart	316	10/15/68	3½	$122.

CCHR-1 Form

CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: DODGE LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	950 Rutland Road				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charged
Maxine Redman	320	6/15/68	4	$157.
James & Addie Smith	323	6/1/63	4½	$179.
[illegible]nd Regina Schild	326	9/1/65	3½	$143
Makkathukulam and Teresa Antony	404	3/1/67	4½	$182
Lydia Taitt	406	9/15/63	3	$146.
Bertram and Linda Scott	407	7/1/68	4	$159.
Kenneth Haber	414	2/15/68	2½	$102.
John Young	509	11/15/63	3	$116.
Ruth Brown	514	2/15/68	2½	$102.

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CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: DODGE LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	950 Rutland Road				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Balaram & Indira Parmi	602	3/1/68	3½	$145.
Chas. and Barbara Hughes	C05	2/1/68	4½	$160.
Wm. and Marjorie Rice	607	9/1/66	4	$138.
Geo. Whitney	614	8/1/67	2½	$99.
Neil Lerner	615	7/1/66	2½	$92.
Albert & Leona Balinfonte	616	2/1/68	3½	$145.
Basilio and Gladys Whyte	618	3/1/68	4½	$160.
Henry and Priscilla Castillo	620	9/1/68	4	$165.
Frederica Townsend	324	3/1/68	4½	$170.

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CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: DODGE LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	950 Rutland Road				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Willie and Joyce Miller	416	11/1/68	3½	$152.
Keith Ignacio & Dolores Handley	420	1/1/68	4	$165
Leslie and Kathleen Morris	423	11/1/68	4½	$189.
Frederick Jackson and Russell Brinson	424	8/15/68	4½	$181
Stanley and Pamela Crossett Shipp	426	10/1/67	3½	$135.
Anthony & Charlene Smith Samms	626	8/15/68	3½	$146.
Norman & Henrietta V. Mills	703	12/1/68	3½	$152.
James & Maria Hall Emperor	704	3/15/67	4½	$162.
Courtenny and Gloria Minds	707	8/1/68	4	$159.

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CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: DODGE LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address 950 Rutland Road, Brooklyn	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
William and Ella Pryor	723	10/15/66	4½	$164.
Leo and Betty Lewis	724	3/1/67	4½	$165.
Paul Winston	725	9/1/68	3½	$143.
Marlene & Jennylyn Griffith	711	3/1/68	4	$159
Phoebe & Clifton Bertrand	718	10/1/68	4½	$170.
Dessie Salley & Janie McLaurin	720	12/1/68	4	$171.
Hermine Williams	719	11/15/68	3	$143.
Jacques & Edith Ettienne	722	3/1/68	3	$135.

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New York, New York 10022

Name of Owner: DOVER LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: 97-77 Queens Blvd. Forest Hills, N.Y. Address: 97-77 Queens Blvd. Forest Hills, N.Y.

Telephone Number: IL 9-9021 Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Amount Monthly Rental Per Room	Number of Apartments Rented to Welfare Clients	Number of Apartments in which Welfare Clients Live
Brooklyn	2410 E. 3rd St.	134	$49.55	0	3

Sheepshead Bay 3.20% .02%

Name of Source and Public Welfare Agency	Apartment Number	Date of Assistance	Number of Rooms	Monthly Rental Grant
[illegible]	1-J	8/1/64	4	$130
[illegible]	1-P	5/1/64	3½	$121
[illegible]	2-R	10/1/68	2½	$114

(If more space is needed, attach separate sheet)

CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

14 C69

Name of Owner: GEORGETOWN LEASING CORP.
97-77 Queens Blvd.
Address: Forest Hills, N.Y.

Telephone Number: IL 9-9021

Name of Agent: LEFRAK MANAGEMENT CO.
97-77 Queens Blvd.
Address: Forest Hills, N.Y. 11374

Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn,	170 East 4th St.	69	$46.65	2	0

Bo. Pk

.03% 30.

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
James & Edna H. Lee	3-C	5/15/66	3½	$125
Vilma Segura & Tigia Tomlinson	3½	12/1/68	5-A	$157

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...39 Lexington Avenue
New York, New York 10010

Name of Owner: HAMPTON LEASING CORP.
97-77 Queens Blvd.
Address: Forest Hills, N.Y.
Telephone Number: IL 9-9021

Name of Agent: LEFRAK MANAGEMENT CO.
97-77 Queens Blvd.
Address: Forest Hills, N.Y. 11374
Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Unit	Number of Apartments Rented to Whites	Number of Apartments Rented to Puerto Ricans
Brooklyn	3205 Emmons Ave., Sheepshead Bay	57	$45.60	0	0

Name of Zone and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
None				

(If more space is needed, attach separate sheet)

New York, [illegible]

Name of Owner: HARVARD LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: 97-77 Queens Blvd. Forest Hills, N.Y. Address: 97-77 Queens Blvd. Forest Hills, N.Y.

Telephone Number: IL 9-9021 Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Number of Rooms in Each Apartment	Number of Persons to Each Apartment	Number of Apartments Vacant
Brooklyn	4190 Redfred Ave.	82	4½,5,6	1	0

.01% 1

Name of Agent and Phone Where Agent Can Be Reached	Apartment Rented	Date of Occupancy	Number of Rooms	Rental Paid
Daisy Prince	6-L	5/15/65	2½	$100

(If more space is needed [illegible]

80 Lafayette Street
New York, New York 10013

Name of Owner: HOLLYWOOD LEASING CORP.
Address: 97-77 Queens Blvd. Forest Hills, N.Y. 11374
Telephone Number:

Name of Agent: LEFRAK MANAGEMENT CO.
Address: 97-77 Queens Blvd. Forest Hills, N.Y. 11374
Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	2750 Homecrest Ave.	183	$45.43	1	0

Grams - Sh. B.

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Hauzie Byrd	110	7/1/65	2½	$102.

(If more space is needed, attach separate sheet)

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[illegible]
80 Lafayette Street
New York, New York 10013

Name of Owner: IOWA LEASING COMPANY
97-77 Queens Blvd.
Address: Forest Hills, N.Y.
Telephone Number: IL 9-9021

Name of Agent: LEFRAK MANAGEMENT CO.
97-77 Queens Blvd.
Address: Forest Hills N. Y.
Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Persons	Number of Apartments Rented to Large Rooms
Brooklyn	2401 Nostrand Ave. 5.13	43	$32.93	1	1

.05% 4.6%

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Solomon Scheftel	7-E	1/1/65	2½	$123
Eunice M. Ellis	7-F	4/15/65	2½	$129

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CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

.02

Name of Owner: KINGS HIGHWAY PROPERTY CORP.
Address: 97-77 Queens Blvd. Forest Hills, N.Y.
Telephone Number: IL 9-9021

Name of Agent: LEFRAK MANAGEMENT CO.
Address: 97-77 Queens Blvd. Forest Hills, N.Y. 11374
Telephone Number. IL 9-9021

2.4%.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	3900 Kings Highway	83	$45.94	0	2

Vacant 5

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Chas. Bartola	5-A	9/1/54	3½	$122.
Phillip & Ethel Davino	6-M	10/1/67	3½	$136.

CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

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Name of Owner: LEVITT MANAGEMENT CORP. 77-17 Queens Blvd.
Address: Forest Hills, N.Y. 11374
Telephone Number: IL 9-9021

Name of Agent: LEVITT MANAGEMENT CO. 77-17 Queens Blvd.
Address: Forest Hills, N.Y. 11374
Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	2041 E. 41st St. Flatlands	47	$44.55	0	1

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Mr. & Mrs. Gloria Arrache	6-A	5/1/68	5½	$210

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80 Lafayette Street
New York, New York 10013

Name of Owner: MINNESOTA LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: 97-77 Queens Blvd. Forest Hills, N.Y. Address: 97-77 Queens Blvd. Forest Hills, N.Y.

Telephone Number: IL 9-9021 Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Bklyn	1145 East 35th St.	74	$48.82	0	2

Flatlands

2.7%

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Marty Prucss	6-F	8/1/65	2½	$99.
Henri & Esther Bexleiter	6-G	5/1/65	3½	$140.

(If more space is needed, attach separate sheet)

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VED

69 Lafayette Street
New York, New York 10013

Name of Owner: MONTAUK LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: 97-77 Queens Blvd. Forest Hills, N.Y. Address: 97-77 Queens Blvd. Forest Hills, N.Y.

Telephone Number: IL 9-9021 Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Subject to Increase	Number of Apartments Exempt to Decontrol
Brooklyn	3191 Emmons Ave.	35	$51.13	0	0

0%

Names of Legal and Family Plan Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charged
NONE				

(If more space is needed, attach)

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60 Lafayette Street
New York, New York 10013

Name of Owner: NATIONAL REALTY CO.
Address: 97-77 Queens Blvd. Forest Hills, N.Y.
Telephone Number: IL 9- 9021

Name of Agent: LEFRAK MANAGEMENT CO.
Address: 97-77 Queens Blvd. Forest Hills, N.Y. 11374
Telephone Number. IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Bklyn	8301 Bay Parkway	94	$32.03	0	2

Basement

2.1 c/o

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Marlene & Emanuel Ciati	108	4/15/67	3	$98.15
Pedro Cruz	305	12/1/65	3	$93.65

(If more space is needed, attach separate sheet

CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: NATIONAL REALTY COMPANY
Address: 97-77 Queens Blvd. Forest Hills, N.Y.
Telephone Number: IL 9-9021

Name of Agent: LEEBAN MANAGEMENT CO.
Address: 97-77 Queens Blvd. Forest Hills, N.Y. 11374
Telephone Number. IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	1640 Ocean Parkway	122	$31.52	0	2

1.6%

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Stanley Targia	B-3	1/1/66	3	$87.50
Gary Lasker	B-42	1/1/63	2	$81.02

(If more space is needed, attach separate sheet)

CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

S [illegible]

Name of Owner: NATIONAL REALTY CO.
Address: 97-77 Queens Blvd.
Forest Hills, N.Y.
Telephone Number: IL 9-9021

Name of Agent: LEFRAK MANAGEMENT CO.
Address: 97-77 Queens Blvd.
Forest Hills, N.Y.
Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
[illegible]	35 Pierrepont St.	32	$52.82	1	0

30%

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Marcel & Lucille Femine	EA	2/15/65	3	$95

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Name of Owner:	NAUTILUS LEASING CORP.	Name of Agent:	EXPRAX MANAGEMENT CO.
Address:	97-77 Queens Blvd. Forest Hills, N.Y.	Address:	97-77 Queens Blvd. Forest Hills, N.Y.
Telephone Number:	IL 9-9021	Telephone Number:	IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Persons	Number of Apartments Rented to Single Women
Brooklyn	2700 Bway St.	75	$43.95	0	1

S.B.

.01% 1.:

Kinds of Units as to Price, Floor Service	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Rental
Apartments	408	2/1/67	3½	$130

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CITY COMMISSION ON HUMAN RIGHTS
CO Lafayette Street
New York, New York 10013

Name of Owner: NEWPORT LEASING CO.
Address: 97-77 Queens Blvd. Forest Hills, N.Y.
Telephone Number: IL 9-9021

Name of Agent: LEFRAK MANAGEMENT CO.
Address: 97-77 Queens Blvd. Forest Hills, N.Y.
Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	444 Avenue X	50	$48.46	0	2

S.B. 4% .04%

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Rosalyn Nance	1-E	7/1/57	3½	$148
Samuel Welles	5-G	11/1/64	3½	$143

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E 67

80 Lafayette Street
New York, New York 10013

Name of Owner: NORTH CAROLINA LEASING CO.
Address: 97-77 Queens Blvd. Forest Hills, N.Y. 11374
Telephone Number: IL 9-9021

Name of Agent: LEFRAK MANAGEMENT CO.
Address: 97-77 Queens Blvd. Forest Hills, N.Y. 11374
Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Refused to Furnish	Number of Apartments Rented to Negro Family
Brooklyn	2501 Nostrand Ave.	112	151.42	0	1

.0089%

Names of Vacancies Rented to Negroes	Apartment Number	Date of Occupancy	Number of Rooms	Rental Charged
Benj. and Pearl Drucker	1-D	7/1/65	3	$144.

(If more space is needed, attach separate sheet)

3 1/2

NEW YORK STATE COMMISSION ON HUMAN RIGHTS
55 Livingston Street
New York, New York 10013

53%

Name of Owner: NORTHEASTERN HOUSING CORP.
Address: 97-77 Queens Blvd. Forest Hills, N.Y.
Telephone Number: IL 9-9021

Name of Agent: [illegible]
Address: 97-77 Queens Blvd. Forest Hills, N.Y. 11375
Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	425 East 96th St. Cavanaugh	83	$43.07	42	2

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Lawrence Jarrett	1-F	8/1/63	2½	$100
Delano E. Stewart	1-H	6/1/63	3½	$110
Otis Alston	1-L	6/13/67	2½	$[illegible]
John & Josephine Holmis III	2-A	2/1/67	3½	$137
Lewis Terry	2-B	12/1/67	3½	$130
Florida Gracia & Ethan Lawrence	2-C	3/1/68	5	$[illegible]
James & Cynthia Rogers	2-D	10/15/67	5	$176
Chas. E. Matthews	2-E	8/15/68	3½	$[illegible]
Barbara Arrington	2-F	6/15/67	4	$[illegible]
Claude Evans	2-H	4/1/67	3½	$[illegible]

CCHD-1 Form
PAGE 2.

CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: NORTHWESTERN LEASING CORP.
97-77 Queens Blvd.
Address: Forest Hills, N.Y.
Telephone Number:

Name of Agent: LEFRAK MANAGEMENT CO.
Address:
Telephone Number:

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	425 E. 96th St.				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Karl & Florence Folkes	2-K	6/15/68	5	$173
Wm. C. Bowens	2-L	12/1/67	2½	$93
James & Kitty (Alston) Morris	2-M	9/15/68	3½	$132
Wm. & Salima (Webb) Wardon Jr.	3-B	3/1/68	3½	$135
Chas. & Lindsay Cola	3-C	2/1/68	5	$165
Antonio & Ida Vaz	3-J	11/1/67	5	$170
Whitnol & Yvonne Sandy	4-A	9/1/68	3½	$152
Virginia Dawkins	4-B	8/1/67	3½	$125
Paul & Ann Shipp	4-C	9/1/68	5	$161

#30 1/69-7/69 Human Rights Commission compilation

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CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

PAGE 3.

Name of Owner: NORTHWESTERN LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number:

Borough	Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	[illegible] Ft. St.				

Names of Neg. & Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Ray S. Bryan	4-D	3/15/68	5	$185
Shirley Sanscylintis	4-G	11/15/66	4	$160
Wm. & Albertina Jackson	4-K	3/1/68	5	$167
William Ince	4-M	3/15/68	3½	$127
ester & Regina Gardner	4-N	7/15/63	3½	$140
Richard & Gerda Steele	5-C	1/1/68	5	$188
Amariage & Ruth Greene	5-G	10/15/68	4	$162
hmes. C. Williams	5-N	6/1/67	3½	$131
[illegible] & Clarence Grover	6-A	11/1/68	3½	$140

#30 1/69-7/69 Human Rights Commission compilation

CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: NORTHWESTERN LEASING CORP. Name of Agent: [illegible]

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Bklyn	425 E. 86th St.				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Price Baldwin	6-E	7/15/68	3½	$149
Robt. & Margaret Baptista	6-F	3/15/68	4	$149
Arthur & Shirley Sevens	6-J	10/1/68	5½	$185
Chas. & Nelba Smith	6-K	2/15/68	5	$167
Willie & Louvarcia Harrison	6-M	10/1/68	3½	$132
Nathaniel & Mary McFarlane	6-N	3/15/68	3½	$142
John & Maureen Hagin	7-A	10/1/68	3½	$132
Geddie & Barbara Alston	7-B	3/1/65	3½	$132
[illegible] Taylor	7-D	9/1/68	5	[illegible]

#30 1/69-7/69 Human Rights Commission compilation

E 72

CCHD-1 Form

CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: NORTHWESTERN LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Edw. and Alberta Green	7-J	7/1[illegible]68	5	$101
Veronica Fauntleroy	7-K	11/15/67	5	$167
Henry Young	7-L	7/15/68	2½	$ [illegible]0
Stanley & Jeanne Cutchins	7-M	8/1/67	3½	$125

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CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: OXFORD LEASING CORP.
Address: 97-77 Queens Blvd. Forest Hills, N.Y.
Telephone Number: IL 9-9021

Name of Agent: LEFRAK MANAGEMENT CO.
Address: 97-77 Queens Blvd. Forest Hills, N.Y.
Telephone Number: IL 9-9021

.03%

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Bklyn	288 Bay 38th St.	138	$48.53	2	2

2.0%

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Raymond & Jackie Jackson	4-R	7/1/64	5½	$180.
Steven A. Farber	5-L	11/1/67	3½	$138
Alica R. Uzoaga	6-F	12/1/64	5½	$205
Honorio & Elda Rivera Cruz	7-G	4/1/68	3½	$162

New York, [illegible]

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Name of Owner: PLYMOUTH LEASING CORP.
97-77 Queens Blvd.
Address: Forest Hills, N.Y.
Telephone Number: IL 9-9021

Name of Agent: LEFRAK MANAGEMENT CO.
97-77 Queens Blvd.
Address: Forest Hills, N.Y.
Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	410 Avenue X.	44	$48.74	0	1

S.B. .02% 2.3

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Lardowie & Caroline Laimo	B-6	11/15/62	3½	$159

(If more space is needed, attach a separate sheet)

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80 Lafayette Street
New York, New York 10013

016

Name of Owner: [illegible]

Address: 97-77 Queens Blvd.
Forest Hills, N.Y.

Telephone Number: [illegible]

Name of Agent: LEFRAK MANAGEMENT CO.

Address: 97-77 Queens Blvd.
Forest Hills, N.Y.

Telephone Number. IL 9-9021

1.6

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	2611 East 13th St. S.B.	64	$53.67	0	1

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Mr. & Mrs. Lucy Arciga	3-E	5/1/64	4	$167.

E D

Name of Owner: PORTLAND LEASING CORP. Name of Agent: LEVIAN MANAGEMENT CO.

Address: 97-77 Queens Blvd. Address: 97-77 Queens Blvd.
Forest Hills, N.Y. Forest Hills, N.Y.

Telephone Number: IL 9-9021 Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Number of Rooms	Number of Persons	Number of Children
Brooklyn	2411 East 3rd St. S.3	69	$50.00	0	0

0%

Name of Persons and Brooklyn Civil Courts	Application Denied	Number of Persons	Number of Children	Reason
none				

N.Y. York, [illegible]

Name of Owner: PROSPECT PARK HOUSING CO. INC. Name of Agent: LEFRAK MANAGEMENT CO.

Address: 97-77 Queens Blvd. Forest Hills, N.Y. Address: 97-77 Queens Blvd. Forest Hills, N.Y.

Telephone Number: IL 9-9021 Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Unit	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	341 Tenth St., Bklyn	153	$42.98	OVER 25% NEGROES an	RENTED TO PUERTO RICANS

Name of Street and Public Housing Projects	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
OVER 25% RENTED TO NEGROES AND PUERTO RICANS				

(If more space is needed, attach separate sheet)

CITY COMMISSION ON HUMAN RIGHTS
40 Lafayette Street
New York, New York 10013

Name of Owner: PURDUE LEASING CORP. Name of Agent: LEVRAN MANAGEMENT CO.

Address: 97-77 Queens Blvd. Forest Hills, N.Y. Address: 97-77 Queens Blvd. Forest Hills, N.Y.

Telephone Number: IL 9-9021 Telephone Number. IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	450 Rockaway Parkway Con. - Br.	77	$45.00	50	3

69%

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Celia Ellenson	1-E	7/1/66	3½	$104.
Ezekiel & Frances Walters	1-H	10/1/63	3½	$127.
Roland & Leila Felix	2-A	5/1/68	3½	$142.
Alfred D. Moore	2-B	2/1/63	3½	$124.
Lawrence C. & Bernice Kelly	2-C	6/1/63	5	$173.
Lennex & Claudette Wharton	2-D	8/15/68	3	$105.
Vincent Sica	2-E	9/1/65	3½	$138.
Arthur & Dorothy Clinton	2-F	4/15/63	4	$145.
Salvatore & Janet St. Hill FAvia	2-J	7/15/68	5	$177.

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New York, New York 10013

Name of Owner: PURDUE LEASING CORP. Name of Agent: LEFFAK MANAGEMENT CO.

Address: 97-77 Queens Blvd. Address: 97-77 Queens Blvd.

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Queens	400 Rockaway Parkway			50	3

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Kenneth & Mildred Hudson	2-L	2/1/67	3½	$123.
Andrew & Yvonne Miller	2-M	5/1/68	3½	$143.
Rev. & Mrs. Samuel Everett	3-A	12/1/68	3½	$158.
Chas. & Helen Castleton	3-B	1/15/66	3½	$119.
Jacob & Maxine Alexander	3-C	10/1/68	5	$180.
Mervyn & Lucille Stephen	3-D	11/1/68	5	$189.
Charles Parker	3-E	6/1/68	3½	$147.
Jennie Lucas	3-F	3/1/62	4	$140.
Hyman & Gladys Black	3-G	2/1/62	4	$140.

(If more space is needed, attach separate sheet)

CITY COMMISSION ON HUMAN RIGHTS
40 Lafayette Street
New York, New York 10013

Page 3.

Name of Owner: PURDUE LEASING CORP. Name of Agent: LEVRAK MANAGEMENT CO.

Address: 97-77 Queens Blvd. Address: 97-77 Queens Blvd.

Telephone Number: Telephone Number:

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	450 Rockaway Parkway				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charged
Hyman & Beatrice Milbred	3-K	8/1/62	5	$167.
Brent & Velma Andrews	4-A	11/15/67	3½	$137.
Lawrence & Esther Panzano	4-B	3/1/68	3½	$120.
Eugene & Eloyse Henderson	4-C	10/15/68	5	$182.
Vivian & Sheila Singletary	4-D	3/15/67	3½	$173.
Manuel & Wendy Collazo	4-E	3/15/68	3½	$132.
Priscilla Hilliard	4-F	4/15/68	4	$147.
Geo. & Lillian Samuel	4-G	3/1/68	4	$162.
Whit Turner, Jr.	4-H	7/1/68	3½	$140.

CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: PURDUE LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	450 Rockaway Parkway				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
William & Carrie Davis	5-J	1/15/68	5	$175
Samuel & Ida McBride	5-K	10/15/68	5	$182.
Gerald & Amalia Mullan	5-L	8/1/68	3½	$140.
Carl Edw. Smith	6-A	6/15/68	3½	$140.
James & Eva Haddox	6-B	8/1/68	3½	$140.
Chas. & Ellan Dry	6-C	10/1/67	5	$163.
James & Yvonne Madison	6-D	9/1/67	5	$174.
Hazel Hylton	6-E	6/1/67	3½	$135.
William & Juanita Batson	6-F	4/15/68	4	$147.

CITY COMMISSION ON HUMAN RIGHTS
40 Fulton Street
New York, New York 10013

PAGE 6.

Name of Owner: PURDUE LEASING CORP. Name of Agent: LEFFAK MANAGEMENT

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	450 Rockaway Parkway				

Name of Negro and Puerto Rican Tenants	Apartment Number	Date of Commencement	Number of Rooms	Monthly Rental Charged
Arthur L. Edwards	6-L	5/1/68	3½	$136.
Philip & Yvette Dortch	7-A	2/15/68	3½	$137.
Oliver & Florence Hunter	7-B	3/1/68	3½	$140.
Mario & Paula Lhomme	7-D	4/1/67	5	$193.
James Ray Weeks	7-F	3/1/68	4	$143.
John & Shirley Fox	7-G	3/1/68	4	$143.
Adolphus & Vivian Williams	7-H	5/1/68	3½	$139.
Jagi & Marlene Mola	7-L	3/1/68	3½	$141.

New York, New York 10033

Name of Owner: RAKFEL REALTY CORP.

Address: 97-77 Queens Blvd. Forest Hills, N.Y.

Telephone Number: IL 9-9021

Name of Agent: LEFRAK MANAGEMENT CO.

Address: 97-77 Queens Blvd. Forest Hills, N.Y.

Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental	Number of Vacancies Occupied by Welfare Recipients	Number of Vacancies Not Occupied by Welfare Recipients
Brooklyn	2047 Nostrand Ave. S.B.	72	$36.12	0	0

0%

Names of Home and Private Plan Tenants	Apartment Number	Date of Tenancy	Number of Rooms	Monthly Rental Charge
None				

(If more space is needed, attach separate sheet)

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CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: RAKFEL REALTY CORP. Name of Agent: LEFFAK MANAGEMENT CO.

Address: 97-77 Queens Blvd. Forest Hills, N.Y. Address: 97-77 Queens Blvd. Forest Hills, N.Y.

Telephone Number: IL 9-9021 Telephone Number. IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Bklyn	2054 Nostrand Ave. S.B.	58	$34.14	2	0

.0344% 3.4%

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Vincent & Myrna Welch	33	11/1/68	3	$93.10
Randolph P. Rimple	61	11/1/68	3	$94.69

If more space is needed, attach separate sheet

#30 1/69-7/69 Human Rights Commission compilation

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STATE COMMISSION OF HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

02

Name of Owner: RAKFEL REALTY CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: 97-77 Queens Blvd. Forest Hills, N.Y. Address: 97-77 Queens Blvd. Forest Hills N.Y.

Telephone Number: IL 9-9021 Telephone Number. IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brklyn	2064 Nostrand Ave. S.B.	59	$34.14	0	1

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
James E. Heppard	20	9/1/68	2	$94.78

80 Lafayette Street
New York, New York 10013

Name of Owner: [illegible] LEASING CORP. Name of Agent: [illegible] Management Co.

Address: 97-77 Queens Blvd. Address: 97-77 Queens Blvd.
Forest Hills, N.Y. 11374 Forest Hills, L.I., N.Y. 11374

Telephone Number: IL 9- 9021 Telephone Number. IL -9- 9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	1035 Clarkson Ave., Brooklyn, N.Y.	80	$46.81	19	None

24%

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Geo. & Hazel Kincaid	A-1	7/1/65	3	$[illegible].
James & Barbara Howerton	1-L	11/1/66	4	$123.
Jean & Leslie Dorsinville	A-2	10/1/68	4	$167.
Sondra Graham	F-3	11/15/68	3½	$150.
Lennon & Barbara Innocent	C-3	6/15/68	4½	$173.
Ralph & Maureen Campbell	E-4	11/1/66	4	$165.
Webber & Eleanor Pettigrew Jr.	D-4	11/1/68	4	$169.
Thomas & Mahalia Toomer	F-4	7/1/68	3½	$147.
Duffy & Mabel Savage	M-4	5/15/63 [illegible]	4	$162

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CITY COMMISSION ON HUMAN RIGHTS
40 Lafayette Street
New York, New York 10013

Name of Owner: REGENT LEASING CORP. Name of Agent:

Address: 97-77 Queens Blvd. Forest Hills, N.Y. 11374 Address:

Telephone Number: IL 9-9021 Telephone Number.

Page 2.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
	1035 Clarkson Ave., Brooklyn, N.Y.				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Doris & Marian Atkins	B-5	8/15/68	4	$165.
Wayne & Mary Adderly	J-5	5/1/67	4	$143.
Curtis & Barbara Pontic	K-5	[illegible]	4½	$181.
Cleveland & Shirley Gibbs Jr.	L-5	7/1/68	4	$162.
Harold L. Chatin	M-6	2/1/67	2½	$97.
Clarence T. & Millie Johnson	D-7	8/1/66	4	$141.
Vandell & Cheryle Lawton, Jr.	F-7	9/1/68	3½	$147.
C.A. & Gloria [illegible]	L-7	8/1/68	4	$165.
Ann Ingram & Thelma [illegible]	M-7	8/1/67	4	$147

[illegible] ON HUMAN RIGHTS
[illegible]
New York, New York 10013

Name of Owner: STUYVESANT CASINO CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: [illegible] Queens Blvd. Address: [illegible]
Forest Hills, N.Y.

Telephone Number: [illegible] Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	1625 Rockaway Parkway Cor. Bel	152	$44.31	0	2

1.3%

Name of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Adolpho & Aylencia Herrera	1-S	6/1/67	4½	$133.
Wm. and Evelyn Ward	7-B	6/1/64	3½	$135.

CITY COMMISSION ON HUMAN RIGHTS
[illegible] 100th Street
New York, New York 10013

417

Name of Owner: SYRACUSE LEASING CORP.
Address: 97-77 Queens Blvd. Forest Hills, N.Y.
Telephone Number: IL 9-8063

Name of Agent: LEDAN MANAGEMENT CO.
Address: 97-77 Queens Blvd. Forest Hills, N.Y.
Telephone Number: IL 9-8063

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	1115 Willmohr St.	64	$43.13	23	3

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Sanford & Shirley Williams	2-A	2/15/60	3½	$120
Leroy Patterson	2-B	10/15/67	2½	$114
Robt. & Erma Lawton Stroaty	2-G	9/1/60	5	$177
Terry Boyd	2-J	2/15/67	3½	$99
Harold & Jeannette Rice Hill	3-A	2/15/60	3½	$120
Calvin & Angelyn R. Shields	3-C	10/15/63	4½	$135
Edmund & Janet Turton	3-E	5/1/66	4½	$147
Roosevelt M. Morris	3-H	1/1/68	3½	$144
William Sanchez	4-A	4/1/67	3½	$124
Neville & Penny J. Stennett	4-C	5/15/66	4½	$157

CAU Commission on Human Rights
80 Lafayette Street
New York, New York 10013

PAGE 2.

Name of Owner: SYRACUSE LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Bklyn	1115 Willmohr St.				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Bobby & Andrianna King	4-F	11/15/67	4½	$150
Jos. Frierson & Mrs. Rosa Thomas	4-G	5/1/68	5	$174
Solwyn Valmont	4-J	12/1/68	2½	$120
William Martin	5-A	7/15/67	3½	$123
Phyllis Wilson	5-D	4/1/68	5	$175
Dolores Thompson & Riccolona Dillon	5-E	11/1/68	4½	$175
Douglas & Dorothy Saunders Smith	5-G	8/1/68	5	$170
Floyd & Eulalie Grimmet	6-A	12/15/67	3½	$125
Joseph & Joyce Ramos	6-D	3/15/67	5	$170
Roosevelt & Patricia Washington	6-F	11/168	4½	$175

City Commission on Human Rights
40 Lafayette Street
New York, New York 10013

Name of Owner: SYRACUSE LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	1115 Willmohr St.				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Julio & Juanita Vega	6-H	9/1/67	4½	$130
Philip R. Anglada	7-B	6/1/65	2½	$97
James & Doris Orange, Jr.	7-C	1/1/68	4½	$147
Bessie Millard	7-F	2/15/68	4½	$150
Jose & Jean Jones	7-H	9/12/68	4½	$167
Chas. E. Collier, Jr.	7-K	12/15/67	3½	$120

CITY COMMISSION ON HUMAN RIGHTS
40 Lafayette Street
New York, New York 10013

Name of Owner: [illegible] GARDENS INC.
[illegible] Queens Blvd.
[illegible] Flushing, L.I.
Telephone Number: [illegible]

Name of Agent: [illegible] MANAGEMENT
97-77 Queens Blvd.
Forest Hills
Telephone Number: [illegible]

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
[illegible]	[illegible] Kings Highway	83	$45.94	[illegible]	1

Flatlands

1.2 %

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
[illegible]	C-2	10-1-65	4½	$137

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CITY COMMISSION ON HUMAN RIGHTS
40 Lafayette Street
New York, New York 10013

Name of Owner: WEST POINT LEASING CORP.
Address: 97-77 Queens Blvd. Forest Hills, N.Y. 11374
Telephone Number: TA 9-9021

Name of Agent: LEMLE MANAGEMENT CO.
Address: 97-77 Queens Blvd. Forest Hills, N.Y. 11374
Telephone Number: TA 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	333 East 92nd St., Brooklyn, N.Y.	132	$45.62	41	2

(Garden)

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Virginia Bond	1-H	10/1/67	2	$80
Albert & Jean Hamiel	2-A	10/1/67	5	$167
J and F.W. Greene	2-H	5/1/67	4	$145
Roger Rodriguez	2-J	5/1/68	2½	$103
Louise Williams	2-L	6/15/68	4	$152
Norma Francois	2-S	7/1/68	3½	$134
Ray & Beverly (Austin) Goodwin	2-X	11/1/68	3½	$140
Elester & Dolores Scott	3-B	9/15/68	4½	$175
Morton & Barbara Losnick	3-H	8/1/66	4	$160
Sheldon Blavatnick	3-J	5/1/68	2½	$105

New York, New York 10013

Name of Owner: WEST POINT LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	333 East 92nd St.				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Dorothy Eley	3-K	2/1/68	2½	$100
Marjorie & Dolores Vaughn	3-R	2/15/69	3½	$150
William Wilson	3-S	8/1/68	3½	$138
Gladys Roberts & Mary Ellen Greene	3-T	10/1/68	4	$169
Roy & Bernice Dennis	3-X	9/1/68	3½	$138
Robert Hay	4-D	11/1[illegible]8	2½	$115
Count V. and Dorcas M. Smith	4-H	8/1/66	4	$143
Frank Gambino	4-K	10/1/67	2½	$109
Willie & Sherlene Clark	4-M	6/1/67	4	$145
John & Anna Adams	4-N	8/15/68	4	$165

(If more space is needed, attach separate sheet.)

CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: WEST POINT LEASING CORP. Name of Agent: LEFFAK MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Bklyn	333 E. 92nd St.				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Kent R. Glass & Philip Hoffhines	5-H	1/1/69	4	$177
Ruby Crosland	5-K	6/15/68	2½	$110
Fannie Trice	5-L	11/15/68	4	$173
Claude D. Fordo	5-M	12/1/68	3½	$148
Arline Singer	5-S	5/1/62	2½	$87
Clifton & Betty Briggs Mungo	6-A	11/1/68	5	$199
Fay & Seth Wynter	6-B	10/1/68	4½	$ 175
Hubert Evans	6-H	1/1/68	4	$169
Ralph Floyd	6-J	2/15/68	3½	$139
Abr. Abasi	6-K	2/1/67	2½	$99

New York, New York 10013

Name of Owner: WEST POINT LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: 97-77 Queens Blvd. Forest Hills, N.Y. Address: 97-77 Queens Blvd. Forest Hills, N.Y.

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Lafayett & Barbara Johnson	6-M	6/[illegible]/68	4	$162
Gerard & Nadine Kernisan	6-P	11/1/68	5	$188
Victor & Yvonnin Mignott	6-V	8/15/68	4	$169
Gloria Hill	7-D	12/1/65	3½	$113
Manuel & Alvilda Soto	7-E	3/1/68	3½	$[illegible]
Isadore & Anna Hipshman	7-G	9/15/64	3½	$139
Jacqueline Campbell	7-H	1/1/68	4	$149
Jim Brinson	7-J	10.1.68	2½	$114
Andrew & Dolores Hopkins	7-L	9/1/68	4	$169
Fred & Linda Brookenridge	7-N	7/15/67	3½	$123

(If more space is needed, attach separate sh

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CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: WEST POINT LEASING CORP. Name of Agent: LEFRAK MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Robt. & Nettie Scott, Rancher	7-R	9/1/68	3½	$142
Henry & Thelma Grant	7-U	8/1/67	3½	$128
Alan & Carol Flitt	7-X	6/15/62	3½	$130

Name of Owner: WESTPORT LEASING CORP. Name of Agent: DEUTSCH MANAGEMENT CO.

Address: 97-77 Queens Blvd. Forest Hills, N.Y. Address: 97-77 Queens Blvd. Forest Hills, N.Y.

Telephone Number: IL 9-9021 Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Number of Rooms	Number of Rooms Occupied by Puerto Ricans	Number of Rooms Occupied by Negroes
Brooklyn	2800 Coyle St. S.B.	156	343.33	0	0

0%

Name of Street and Puerto Rican Streets	Apartment Number	Rent of Apartment	Number of Rooms	Number of Persons
none				

(If more space is needed, attach)

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City Commission on Human Rights
80 Lafayette Street
New York, New York 10013

Name of Owner: METHEROLE HOLDING CORP.

Address: 97-77 Queens Blvd. Forest Hills, N.Y.

Telephone Number: IL 9-9021

Name of Agent: LEEPAK MANAGEMENT CO.

Address: 97-77 Queens Blvd. Forest Hills, N.Y. 11374

Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
Brooklyn	295 Clinton Ave.	75	$33.40	13	5*

20.2% 6.7%

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Hilda E. Ford	A-4	12/15/66	4	$125.45
Murugendrappa Prakash	A-10	8/1/68	3	$98.44
Roberto Morales	B-4	1/15/67	3	$105.20
Dolores Cabanas	B-11	7/1/68	5	$120.21
James & Dorothy Babb	C-1	9/1/67	6	$137.21
Carlos and Juana Jackson	C-5	7/1/68	2	$95.73
Agapita and Virginia Marrero	C-14	9/1/68	5	$150.37
Katie P. Johnson	D-3	1/15/67	3	$98.68
Ethel and Jeannette Rice	D-4	10/1/66	3	$110.81
Raphael and Mirtha Cintron	D-7	11/1/66	3	$91.71

CITY COMMISSION ON HUMAN RIGHTS
80 Lafayette Street
New York, New York 10013

Name of Owner: WETHEROLE HOLDING CORP. Name of Agent: LUTRAT MANAGEMENT CO.

Address: Address:

Telephone Number: Telephone Number.

Borough	Street Address	Number of Apartments	Average Monthly Rental Per Room	Number of Apartments Rented to Negroes	Number of Apartments Rented to Puerto Ricans
	295 Clinton Ave., Brooklyn				

Names of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Charge
Johnnie Cassell	B-9	9/15/68	2	[illegible]
Margarita Chemat	E-6	1/15/67	3	[illegible]
Fausto and Sylvia Libregin	E-7	5/15/66	3	[illegible]
Joachim O. Buckley	E-11	9/1/62	5	[illegible]
Mario and Herminia Lorie	E-12	12/1/65	3	[illegible]
Carlos and Sabina Araya	E-14	11/1/63	5	[illegible]
Harold Fenter	F-2	7/1/65	6	[illegible]
Juan B. Spalding	F-8	5/15/68	2	72.19

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New York, New York 10023

Name of Owner: WISCONSIN LEASING CO. Name of Agent: FEDERAL MANAGEMENT CO.

Address: 97-77 Queens Blvd. Address: 97-77 Queens Blvd.
Forest Hills, N.Y. Forest Hills, N.Y.

Telephone Number: IL 9-9021 Telephone Number: IL 9-9021

Borough	Street Address	Number of Apartments	Average Monthly Rental Charged Per Room	Number of Vacancies Rented in Previous 12 Months	Number of Vacancies Unrented for More Than 4 Months
Brooklyn	1201 Ocean Parkway	55	$54.29	0	0

0%

Name of Negro and Puerto Rican Tenants	Apartment Number	Date of Occupancy	Number of Rooms	Monthly Rental Paid
None				

(If more space is needed, attach an extra sheet)

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Name of Owner: YALLIE LEASING CORP.

Address: 97-77 Queens Blvd. Forest Hills, N.Y.

Telephone Number: IL 9-5021

Name of Agent: LEEMAR MANAGEMENT CO.

Address: 97-77 Queens Blvd. Forest Hills, N.Y.

Telephone Number: IL 9-5021

Borough	Street Address	Number of Dwelling Units	Number of Rooms	Number of Dwelling Units	Number of Dwelling Units
Brooklyn	2440 E. 29th St. S.B.	113	346.26	0	1

.005% .18%

Name of Owner of Dwelling Where Rooms Rented	Number of Rooms	Date of Rental	Number of Dwelling Units	Number of Dwelling Units
Jos. Martinez	6-T	11/1/61	3½	1112

Defendants' Exhibits

D 4/27/72 Bureau of Labor Statistics- Family Budget Levels

NEWS U. S. DEPARTMENT OF LABOR
OFFICE OF INFORMATION, WASHINGTON, D. C. 20210

Bureau of Labor Statistics
Middle Atlantic Regional Office
1515 Broadway, New York, N.Y. 10036
Telephone: 971-5405

EX. (D)

FOR RELEASE: A.M. editions, Thursday, April 27, 1972
TV and radio, after 6:00 P.M., April 26, 1972

BLS REPORTS RISE IN CITY WORKER FAMILY BUDGET IN 1971

The annual cost of maintaining an intermediate level of living for a specifically defined family of four persons in the New York-Northeastern New Jersey area was estimated at $12,585 in Autumn 1971, according to Herbert Bienstock, Regional Director of the U.S. Department of Labor's Bureau of Labor Statistics. The cost at the lower level of living came to $7,576, while at a higher level of living, budget costs amounted to $19,238.

Budget costs at all three levels were higher in Autumn 1971 than they were in Spring 1970, the last time the budget was priced. The total budget cost increased 5.5 percent at the lower level over this period and 3.7 percent at both the intermediate and higher levels. The rise primarily reflected increases in area consumer prices, which more than offset a decrease in personal income tax payments resulting from reductions in Federal income tax liability as provided in the 1970 Tax Reform Act. The larger increase in the lower budget in part resulted from the impact of increases in housing and medical care costs.

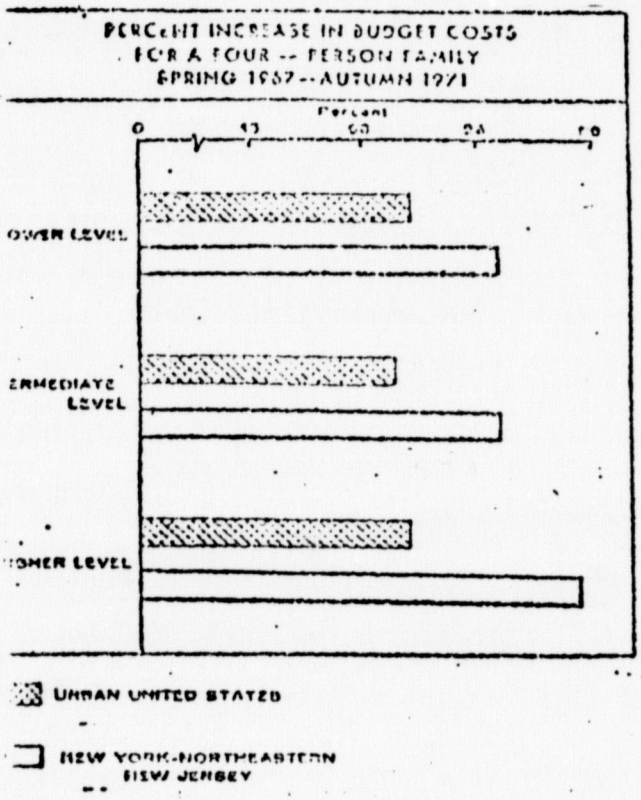
Living costs in New York-Northeastern New Jersey in 1971 were higher than the United States urban average for all three budget levels. The gap between costs in the greater New York area compared to the urban United States was substantially larger for the higher and intermediate

level by [illegible] than for the lower. The cost of maintaining a family of [illegible] at the higher level of living in New York-Northeastern New Jersey was 21 percent greater than in the urban United States; at an intermediate level the New York cost was 15 percent higher, and at the lower level, 5 percent higher.

Living costs in the New York-Northeastern New Jersey area require more dollars at the higher level of living than in any other of the 37 mainland areas studied. At the higher level only the New York and Boston areas exceeded the $19,000 mark, while Atlanta was below $14,000. At $19,238, the New York higher level budget was $2,332 or 14 percent higher than the third highest area, San Francisco-Oakland. Living costs at the higher level in New York-Northeastern New Jersey exceeded the budgets for the Los Angeles, Chicago, and Philadelphia areas by 16 to 19 percent. At the intermediate level, New York ranks second only to Boston. At the lower level, in contrast, New York budget costs were closer to the national urban average, although still above all but five of the other 37 mainland areas studied.

The relative disadvantage of higher living costs in New York-Northeastern New Jersey compared to the urban United States has widened since Spring 1967. At that time, budget costs in New York were 2 percent higher than in the urban United States at the lower level, 10 percent greater at the intermediate level, and 14 percent higher at the higher level. Since Spring 1967, living costs have risen more rapidly in the New York area than nationally for all three budget levels--a 26 as against about a 21 percent increase for the lower and intermediate, and a 29 in New York versus a 22 percent increase nationally for the higher.

D 4/27/72 Bureau of Labor Statistics- Family Budget Levels



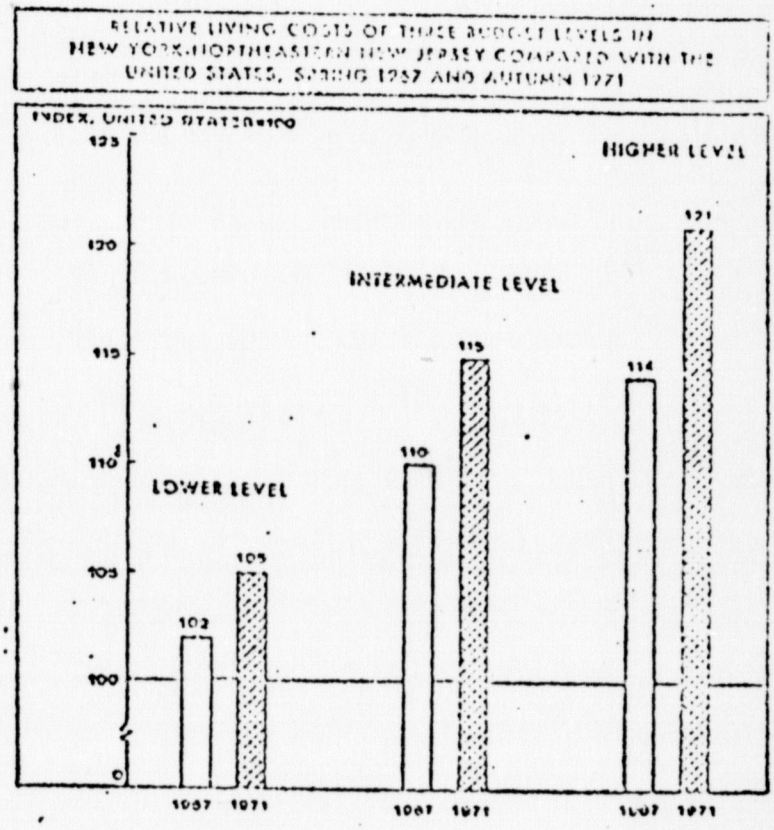


Table 1.
Changes in budget costs for a four-person family at three levels of living, United States and New York-Northeastern New Jersey, Spring 1967-Autumn 1971

Budget level and area	Total budget costs, Autumn 1971	Change Spring 1970-Autumn 1971		Change Spring 1967-Autumn 1971	
		Dollars	Percent	Dollars	Percent
Lower level					
United States	$7,214	$254	3.6	$1,299	22.0
New York-Northeastern New Jersey	7,578	395	5.5	1,557	25.9
Intermediate level					
United States	10,971	307	2.9	1,895	20.9
New York-Northeastern New Jersey	12,585	451	3.7	2,608	26.1
Higher level					
United States	15,905	394	2.5	2,855	21.9
New York-Northeastern New Jersey	19,239	693	3.7	4,370	29.4

As a result, the spread between New York living costs and the average for urban areas in the United States widened to 5, 15, and 21 percent for the three budget levels, respectively, in Autumn 1971.

The budget-type family consists of a 38-year-old husband, employed full time, a wife, not employed outside the household, a boy of 13, and a girl of 8. The family group has average inventories of clothing, home furnishings, major durables, and other equipment. The manner of living in the lower budget differs from that in the intermediate and higher budgets primarily since at the lower level the family lives in rental housing (without air conditioning), performs more services for itself, and utilizes free recreation facilities in the community. Fewer families own cars, and the models owned are older than those specified in the other two budgets. The higher budget, on the other hand, specifies a higher level of homeownership compared with the intermediate, a more ample automobile allowance, more complete inventories of household appliances and equipment, and more paid-for entertainment and household services. Inevitably, higher taxes go along with the income that permits the higher consumption level.

Family living expenses -- food, housing, clothing, transportation, medical care, etc. -- were updated to 1970 and 1971 by applying changes in the Consumer Price Index to the Spring 1969 budget estimates for these components. This method of updating provides only an approximation of current budget costs because the Consumer Price Index reflects spending patterns and prices paid for commodities and services purchased by wage earners and clerical workers generally without regard to their family type and level of living. Social security and personal income taxes were updated to 1971.

D 4/27/72 Bureau of Labor Statistics- Family Budget Levels

All of the budget components except personal income taxes increased in cost between Spring 1970 and Autumn 1971. Medical care costs rose the fastest at all budget levels, up almost 12 percent. Medical expenses account for about 9 percent of the lower level budget, 5 percent of the intermediate, and 4 percent of the higher. Housing costs for the lower level budget, which has a higher proportion of rental housing than the other two budgets, increased by more than 9 percent over the year, while for intermediate and higher budgets, housing costs rose about 6½ percent. Personal income taxes, on the other hand, decreased at all budget levels due to reductions in tax liability as provided in the Tax Reform Act of 1970. Personal income taxes declined by 10.5 percent at the lower level, 10.4 percent at the intermediate, and 6 percent at the higher.

The high costs of the New York area intermediate and higher budgets relative to the urban United States primarily reflected higher New York costs for housing, food, and personal income taxes,as well as for most of the other budget categories. For the higher level, New York costs were 27 percent above the urban United States average for housing, 17 percent higher for food, and 47 percent above for personal income taxes. At the lower level, the New York-United States differential for personal income taxes was only 11 percent.

Higher living costs in the New York area, Mr. Bienstock noted, may serve to discourage some professional and skilled workers from residence here in the New York area. As an example, for two representative types of highly skilled workers, senior level draftsmen and advanced-level engineers, the New York-United States wage differential falls

Table 2.
Earnings and living cost comparisons
for selected occupations
New York City, 1970-71

Occupation	Earnings 1/	Cost of living 2/	Ratio of earnings to cost of living
(United States=100 for all comparisons)			
		Lower	
Material handling laborers	112	105	107
		Intermediate	
Senior level draftsmen	107	115	93
		Higher	
Advance level engineers	100	121	83

1/ Earnings data for material handling laborers and draftsmen (class A) are from BLS Area Wage Survey, 1970, for New York City. Earnings data for Engineers (V) are from BLS Survey of Professional, Administrative, and Technical Pay, 1971, for New York City.

2/ Data are based on BLS urban family budgets at three levels of living for a specifically-defined family of four, Autumn 1971, for New York-Northeastern New Jersey.

far short of offsetting the higher cost of maintaining an intermediate and higher level of living in New York. Senior level draftsmen earn about 7 percent more than comparable workers nationally, but since living at an intermediate level in New York means 15 percent more in budget costs than the typical American urban family, the New York draftsman's relative pay advantage is converted to a 7-percent disadvantage if the comparative living costs are taken into account.

Similarly, although an advanced-level engineer earns roughly the same pay in the New York area as in other metropolitan areas, his budget costs at a higher level of living were about 21 percent above the

same worker in the urban United States as a whole. Consequently, the New York engineer is at a 17-percent disadvantage in his wage level-living cost relationship compared to similar workers nationwide.

For workers living at the lower budget level, however, New Yorkers typically have a favorable wage-living cost ratio when compared to the United States. For material-handling laborers, for example, a key unskilled plant job surveyed by BLS in 90 metropolitan areas across the country, the 12-percent wage level advantage enjoyed by New York laborers compared to the corresponding metropolitan area average more than offset 5-percent higher budget costs needed to maintain the lower budget level here.

Mr. Bienstock noted that differences in age and family size affect the budget levels. A young New York couple without children, for example, would need less for living expenses -- $2,991, $4,791, and $6,832, respectively, -- about half the family consumption costs of the budget-type 4-person family. On the other hand, a family with three school-age children would need $7,081, $11,341, and $16,174 for consumption goods and services for these three levels of living, about 16 percent more than the budget-type 4-person family.

The spread between the lower and higher budget levels in New York was substantially wider than for the urban United States. In Autumn 1971, the higher level New York budget, at $19,238, was $11,660 or 154 percent higher than the lower at $7,578. For urban United States the spread was $8,691, or 121 percent, between the higher at $15,905 and the lower at $7,214.

Most of the difference in spread was attributable to the $3,333 difference between the national and New York higher level budgets.

D 4/27/72 Bureau of Labor Statistics- Family Budget Levels

Table 3.
Estimated annual cost of family consumption for selected family types, New York-Northeastern New Jersey Autumn 1971 1/

Family size, type, and age	Lower level	Intermediate level	Higher level
Single person under 35 years.....	$2,136	$3,422	$4,880
Husband and wife under 35 years:			
No children.....	2,991	4,791	6,832
1 child under 6.....	3,784	6,062	8,645
2 children, eldest under 6....	4,395	7,039	10,039
Husband and wife, 35-54 years:...			
1 child, 6-15 years.....	5,005	8,017	11,433
2 children, eldest 6-15 years 2/	6,104	9,777	13,943
3 children, eldest 6-15 years..	7,081	11,341	16,174
Single person, 65 years and over..	1,709	2,738	3,904
Husband and wife, 65 years and over.	3,113	4,986	7,111

1/ For details on estimating procedures, see "Revised Equivalence Scale", BLS Bulletin 1570-2.
2/ Estimates for the BLS 4-person family budgets.

At the higher level, Mr. Bienstock noted, housing and personal income taxes were substantially higher in New York. Taxes represented 22 percent of the higher budget and 18 percent of the intermediate in New York compared to 19 and 16 percent, respectively, for urban United States.

At the higher and intermediate levels, housing represented the largest consumption cost category, comprising a larger part of both budget totals than nationally. At the lower level, food was the most important category.

D 4/27/72 Bureau of Labor Statistics- Family Budget Levels

TECHNICAL NOTE

The 1970 and 1971 estimates of consumption were derived by applying price changes since Spring 1969, reported in the Consumer Price Index, to the appropriate Spring 1969 final cost of each main budget class of goods and services. This method of updating provides only an approximation of current budget costs because the Consumer Price Index reflects spending patterns and prices paid for commodities and services purchased by wage earners and clerical workers generally without regard to their family type and level of living. Other costs and Old Age, Survivors', Disability and Health Insurance were also updated. Personal taxes for 1970 were computed from tax rates in effect for 1969, for 1971 they were computed from those currently in effect at that time.

Some of the components of the family budget vary in composition with the level of living presented. The housing component at the lower level was limited to rental housing only, the prevalent pattern at the lower level. At the intermediate and higher levels, the budgets represent weighted average costs for other renter and homeowner families. Costs for homeownership constitute 75 percent, and those for renters 25 percent, of the weighted average costs of shelter for the New York-Northeastern New Jersey area intermediate level budget. At the higher budget level, the weights were 85 and 15 percent for homeowners and renters, respectively. Housing at all three levels includes shelter, household operations and housefurnishings.

The average costs to automobile owners and nonowners in the transportation component are weighted by the following proportions at the three budget levels: lower level -- 50 percent for both automobile

owners and nonowners, intermediate level -- 80 percent automobile owners and 20 percent nonowners, and at the higher level, all automobile owners.

In the total medical care component, the average costs of medical insurance were weighted by the following proportions at all three budget levels: 30 percent for families paying full cost of insurance, 26 percent for families paying half cost, 44 percent for families covered by noncontributory insurance plans (paid by employer).

The sources of data, estimating methods, and quantities of goods and services for each budget level are described in detail in BLS Bulletin 1570-5, "Three Standards of Living for an Urban Family of Four Persons," (Spring 1967 cost estimates), which can be purchased for $1.

NYLS-3605
4-24-72

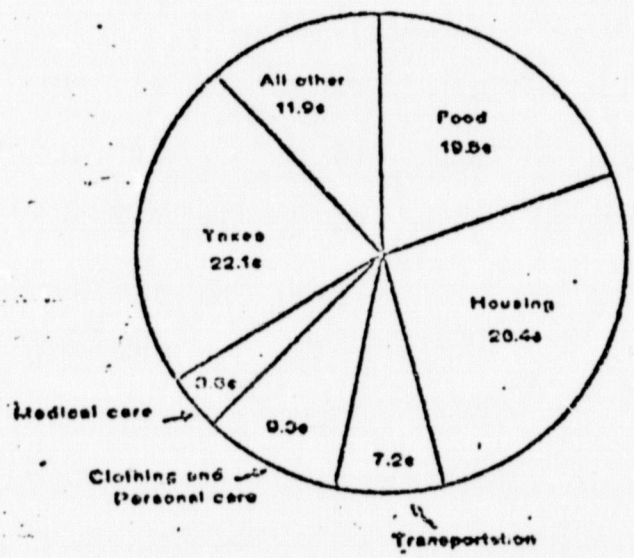
D 4/27/72 Bureau of Labor Statistics- Family Budget Levels

URBAN 4-PERSON FAMILY
THREE BUDGET LEVELS
AUTUMN 1971

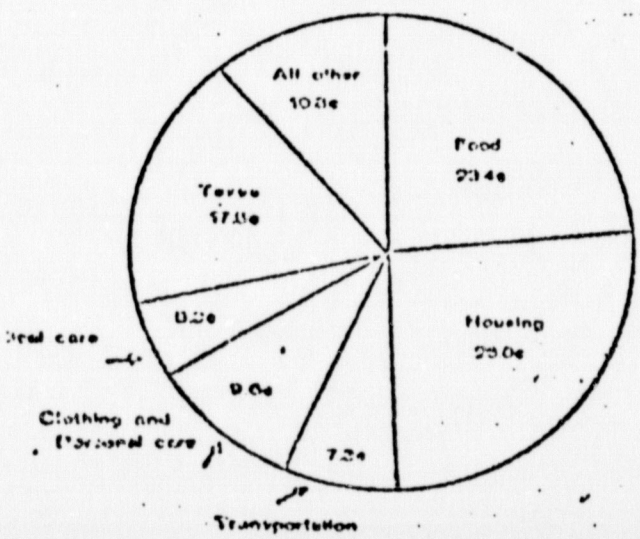
WHERE THE DOLLAR GOES

NEW YORK-NORTHEASTERN NEW JERSEY

HIGHER LEVEL
$19,203



INTERMEDIATE LEVEL
$12,595



LOWER LEVEL
$7,573

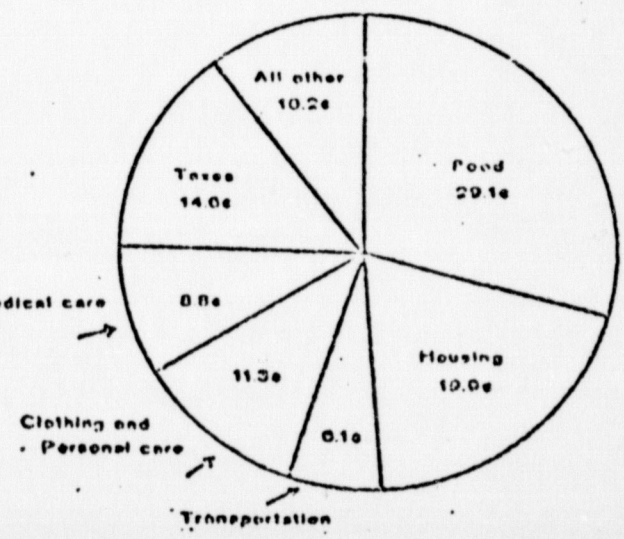


Table 4.

Distribution of budget costs for three levels of living, New York-Northeastern New Jersey, Autumn 1971

Component	Lower level	Intermediate level	Higher level
Total budget			
Amount	$7,578	$12,585	$19,238
Percent distribution	100.0	100.0	100.0
Total family consumption	80.5	77.7	72.5
Food	29.1	23.4	19.5
Housing	19.9	26.0	26.4
Transportation	6.1	7.3	7.2
Clothing and personal care	11.3	9.6	9.3
Medical care	8.8	5.3	3.6
Other family consumption	5.4	6.0	6.5
Other costs 1/	4.8	4.8	5.4
Taxes	14.6	17.5	22.1
Social security and disability	5.4	3.4	2.2
Personal income	9.2	14.2	19.9

1/ Includes gifts and contributions, personal life insurance, and occupational expenses.

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Table 5.

Changes in budget costs for a four-person family at three levels of living
New York-Northeastern New Jersey, Spring 1967-Autumn 1971.

Component	Costs			Change			
	Autumn 1971 1/	Spring 1970 1/	Spring 1967	Spring 1970-Autumn 1971		Spring 1967-Autumn 1971	
				Amount	Percent	Amount	Percent
Lower level							
Total budget	$7,578	$7,183	$6,021	$395	5.5	$1,557	25.9
Total family consumption	6,104	5,693	4,919	411	7.2	1,185	24.1
Food	2,202	2,091	1,758	111	5.3	444	25.3
Housing	1,510	1,383	1,238	127	9.2	272	22.0
Transportation	460	433	370	27	6.2	90	24.3
Clothing and personal care	854	811	732	43	5.3	122	16.7
Medical care	668	598	510	70	11.7	158	31.0
Other family consumption	410	377	311	33	8.8	99	31.8
Personal income tax	697	779	503	-82	-10.5	194	38.6
All other 2/	777	711	599	66	9.3	178	29.7
Intermediate level							
Total budget	$12,585	$12,134	$9,977	$451	3.7	$2,608	26.1
Total family consumption	9,777	9,178	7,857	599	6.5	1,920	24.4
Food	2,943	2,792	2,330	151	5.4	613	26.3
Housing	3,273	3,071	2,637	202	6.6	636	24.1
Transportation	918	865	771	53	6.1	147	19.1
Clothing and personal care	1,212	1,151	1,024	61	5.3	188	18.4
Medical care	670	600	512	70	11.7	158	30.9
Other family consumption	761	699	583	62	8.9	178	30.5
Personal income tax	1,783	1,990	1,300	-207	-10.4	483	37.2
All other 2/	1,025	966	820	59	6.1	205	25.0
Higher level							
Total budget	$19,238	$18,545	$14,868	$693	3.7	$4,370	29.4
Total family consumption	13,943	13,086	11,091	857	6.5	2,852	25.7
Food	3,752	3,551	2,845	201	5.7	907	31.9
Housing	5,070	4,761	4,052	309	6.5	1,018	25.1
Transportation	1,376	1,294	1,122	82	6.3	254	22.6
Clothing and personal care	1,799	1,699	1,509	91	5.4	291	18.6
Medical care	699	626	531	73	11.7	168	31.6
Other family consumption	1,255	1,155	1,032	101	8.7	224	21.7
Personal income tax	3,832	4,076	2,598	-244	-6.0	1,234	47.5
All other 2/	1,463	1,383	1,179	80	5.8	284	24.1

1/ Derived by applying changes reported in New York Consumer Price Index for appropriate classes of goods and services to Spring 1967 budget costs.

2/ Including gifts and contributions, personal life insurance, occupational expenses, and social security and disability payments.

NOTE: The family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year old girl, and a 13-year old boy.

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Table 6.

Changes in budget cost for a four-person family at three levels of living urban United States, Spring 1967-Autumn 1971

Component	Costs			Change			
	Autumn 1971	Spring 1970	Spring 1967	Spring 1970-Autumn 1971		Spring 1967-Autumn 1971	
				Amount	Percent	Amount	Percent
Lower level							
Total budget	$7,214	$6,960	$5,915	$254	3.6	$1,299	22.0
Total family consumption	5,841	5,553	4,862	288	5.2	979	20.1
Food	1,964	1,905	1,644	59	3.1	320	19.5
Housing	1,516	1,429	1,303	87	6.1	213	16.3
Transportation	535	505	446	31	6.1	90	20.2
Clothing and personal care	848	807	700	41	5.1	148	21.1
Medical care	609	562	474	47	8.4	135	28.5
Other family consumption	368	345	295	23	6.7	73	24.7
Personal income tax	629	719	473	-90	-12.5	156	33.0
All other 1/	744	688	580	56	8.1	164	28.3
Intermediate level							
Total budget	$10,971	$10,664	$9,076	$307	2.9	$1,895	20.9
Total family consumption	8,626	8,205	7,221	421	5.1	1,405	19.5
Food	2,532	2,452	2,105	80	3.3	427	20.3
Housing	2,638	2,501	2,230	137	5.5	408	18.3
Transportation	964	912	872	52	5.7	92	10.6
Clothing and personal care	1,196	1,137	985	59	5.2	211	21.4
Medical care	612	564	477	48	8.5	135	28.3
Other family consumption	684	639	552	45	7.0	132	23.9
Personal income tax	1,366	1,533	1,082	-167	-10.9	304	28.6
All other 1/	979	926	793	53	5.7	186	23.5
Higher level							
Total budget	$15,905	$15,511	$13,050	$394	2.5	$2,855	21.9
Total family consumption	11,935	11,346	9,963	589	5.2	1,972	19.8
Food	3,193	3,087	2,526	106	3.4	612	23.7
Housing	3,990	3,772	3,350	208	5.5	640	19.2
Transportation	1,250	1,183	1,127	67	5.7	123	10.9
Clothing and personal care	1,750	1,655	1,446	85	5.1	294	20.3
Medical care	633	583	497	50	8.5	141	28.4
Other family consumption	1,129	1,056	967	73	6.9	162	16.8
Personal income tax	2,614	2,875	1,969	-261	-9.1	645	32.8
All other 1/	1,356	1,290	1,118	66	5.1	238	21.3

1/ Including gifts and contributions, personal life insurance, occupational expenses, and social security and disability payments.

NOTE: The family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year old girl, and a 13-year old boy.

D 4/27/72 Bureau of Labor Statistics- Family Budget Levels

Table 7.

Comparison of budget costs for a four-person family at three levels of living, urban United States and continental metropolitan areas, Autumn 1971

Area	Lower level			Intermediate level			Higher level		
	Amount	Relative (U.S.=100)	Rank	Amount	Relative (U.S.=100)	Rank	Amount	Relative (U.S.=100)	Rank
Urban United States	$15,905	100	-	$10,971	100	-	$7,214	100	-
New York-Northeastern New Jersey	17,239	121	1	12,585	115	2	7,573	105	6
Boston	17,073	120	2	12,819	117	1	7,845	109	3
San Francisco-Oakland	16,906	106	3	11,683	106	5	7,971	111	1
Milwaukee	16,089	106	4	11,605	107	4	7,205	101	14
Hartford	16,059	105	5	12,023	110	3	7,920	110	2
Buffalo	16,711	105	6	11,686	106	6	7,277	101	13
Philadelphia, Pa.-New Jersey	16,593	104	7	11,604	106	8	7,405	103	12
Chicago-Northwest Indiana	16,437	103	8	11,450	105	7	7,536	104	7
Washington, D.C.-Maryland-Virginia	16,345	103	9	11,252	103	10	7,550	104	10
Champaign-Urbana	16,274	102	10	11,214	102	11	7,534	104	8
Minneapolis-St. Paul	16,231	102	11	11,183	102	12	7,233	100	18
Los Angeles-Long Beach	16,225	102	12	10,985	100	18	7,671	106	4
Kansas City, Missouri-Kansas	16,117	101	13	10,991	100	19	7,241	100	15
Baltimore	16,094	101	14	11,013	100	17	7,515	104	9
Green Bay	16,072	101	15	10,935	100	21	7,030	97	25
Cleveland	16,067	101	15	11,330	103	9	7,210	100	20
Cedar Rapids	16,033	101	17	11,029	101	16	7,033	97	25
Indianapolis	15,917	99	18	11,093	101	15	7,231	100	19
Seattle-Everett	15,705	99	19	11,124	101	14	7,646	106	5
St. Louis, Missouri-Illinois	15,733	99	20	10,914	100	20	7,230	100	17
Detroit	15,665	98	21	10,754	98	23	7,074	98	23
Portland	15,523	98	22	11,169	102	13	7,414	103	11
San Diego	15,517	98	23	10,670	97	25	7,334	102	13
Pittsburgh	15,475	97	24	10,696	98	24	7,078	98	22
Denver	15,419	97	25	10,633	97	26	6,818	95	30
Lancaster	15,293	96	26	10,765	98	22	7,160	99	21
Durham	14,984	94	27	10,489	96	28	7,039	97	27
Dayton	14,817	93	28	10,210	93	30	6,923	96	28
Wichita	14,692	92	29	10,217	93	31	6,817	95	31
Cincinnati	14,664	92	30	10,493	96	27	6,854	95	29
Dallas	14,620	92	31	10,056	92	32	6,772	94	33
Baton Rouge	14,597	92	32	9,845	90	35	6,572	91	37
Bakersfield	14,486	91	33	10,215	93	29	7,060	98	24
Nashville	14,311	90	34	9,976	91	33	6,581	91	36
Houston	14,213	89	35	9,831	90	36	6,826	95	34
Orlando	13,923	88	36	9,695	88	37	6,706	93	32
Atlanta	13,[illegible]03	87	37	9,913	89	34	6,691	93	35
Austin	13,[illegible]64	85	38	9,303	86	38	6,562	88	38

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Table 1. Annual budgets at a lower level of living for a 4-person family,[1] autumn 1971

Area	Total budget	Family consumption							Other items[2]	Social security and disability payments	Personal income taxes
		Total	Food	Housing[3]	Transportation[3]	Clothing and personal care	Medical care[4]	Other family consumption			
Urban United States	$7,214	$5,841	$1,964	$1,516	$536	$848	$609	$365	$357	$387	$620
Metropolitan areas[5]	7,330	5,926	1,995	1,543	512	862	630	383	359	375	654
Nonmetropolitan areas[6]	6,694	5,454	1,824	1,396	641	787	529	299	345	352	533
Northeast:											
Boston, Mass.	7,825	6,242	2,051	1,766	548	852	596	411	368	406	809
Buffalo, N.Y.	7,277	5,879	2,017	1,469	549	872	551	391	357	395	666
Hartford, Conn.	7,920	6,485	2,107	1,877	575	915	593	416	376	416	659
Lancaster, Pa.	7,100	5,673	2,029	1,427	476	833	543	365	381	389	707
New York-Northeastern N.J.	7,578	6,104	2,202	1,510	460	856	606	410	413	413	697
Philadelphia, Pa.-N.J.	7,406	5,925	2,109	1,373	496	844	614	369	384	386	689
Pittsburgh, Pa.	7,078	5,633	1,972	1,392	522	846	518	365	350	369	726
Portland, Maine	7,414	6,064	2,029	1,692	507	843	578	415	363	365	682
Nonmetropolitan areas[6]	7,052	5,719	1,908	1,418	673	788	547	385	353	382	599
North Central:											
Cedar Rapids, Iowa	7,033	5,649	1,821	1,521	452	919	551	375	350	384	670
Champaign-Urbana, Ill.	7,554	6,107	1,919	1,833	487	889	610	369	384	389	676
Chicago, Ill.-Northwestern Ind.	7,536	6,106	2,037	1,592	561	882	640	394	356	389	687
Cincinnati, Ohio-Ky.-Ind.	6,824	5,560	1,939	1,351	524	842	520	384	348	376	615
Cleveland, Ohio	7,230	5,895	1,973	1,479	556	853	608	426	366	389	571
Dayton, Ohio	6,823	5,643	1,929	1,443	479	836	566	390	359	384	603
Detroit, Mich.	7,674	5,751	1,967	1,394	510	858	614	374	354	384	725
Green Bay, Wis.	7,330	5,967	1,862	1,479	467	917	538	354	356	374	638
Indianapolis, Ind.	7,231	5,891	1,935	1,560	539	841	618	400	357	377	655
Kansas City, Mo.-Kans.	7,241	5,652	1,922	1,451	514	898	590	377	352	380	709
Milwaukee, Wis.	7,225	5,771	1,947	1,557	495	891	575	376	355	374	716
Minneapolis-St. Paul, Minn.	7,233	5,969	1,906	1,542	511	874	575	380	357	376	551
St. Louis, Mo.-Ill.	7,238	5,855	2,033	1,451	530	856	559	426	348	364	567
Wichita, Kans.	6,817	5,552	1,903	1,466	454	829	571	329	351	351	579
Nonmetropolitan areas[6]	6,943	5,652	1,868	1,551	632	814	566	321	351	368	572
South:											
Atlanta, Ga.	6,621	5,496	1,807	1,423	470	812	570	394	340	348	491
Austin, Tex.	6,362	5,291	1,770	1,276	465	811	599	369	338	339	734
Baltimore, Md.	7,515	5,950	1,971	1,679	530	854	664	352	360	370	786
Baton Rouge, La.	6,572	5,425	1,869	1,332	495	783	549	377	344	343	410
Dallas, Tex.	6,772	5,583	1,821	1,383	494	792	708	385	343	364	407
Durham, N.C.	7,009	5,666	1,781	1,566	459	820	650	390	351	364	628
Houston, Tex.	6,606	5,519	1,850	1,340	511	800	644	374	337	348	472
Nashville, Tenn.	6,554	5,440	1,703	1,435	497	851	594	360	344	343	487
Orlando, Fla.	6,736	5,570	1,736	1,614	478	787	620	381	348	358	427
Washington, D.C.-Md.-Va.	7,500	6,012	1,960	1,710	540	809	621	392	370	387	737
Nonmetropolitan areas[6]	6,267	5,265	1,731	1,270	626	745	496	297	335	327	439
West:											
Bakersfield, Calif.	7,018	5,764	1,924	1,368	527	861	629	455	353	440	531
Denver, Colo.	6,818	5,530	1,887	1,367	518	869	566	323	343	356	536
Los Angeles-Long Beach, Calif.	7,671	6,204	1,934	1,697	564	909	746	352	357	414	626
San Diego, Calif.	7,394	5,997	1,915	1,618	535	876	767	356	361	459	577
San Francisco-Oakland, Calif.	7,971	6,436	2,005	1,859	552	951	668	350	374	430	681
Seattle-Everett, Wash.	7,665	6,277	2,035	1,676	518	953	861	304	369	400	620
Honolulu, Hawaii	8,990	7,137	2,442	2,150	610	899	832	355	395	406	1,052
Nonmetropolitan areas[6]	7,109	5,789	1,819	1,526	657	889	557	291	355	374	594
Anchorage, Alaska	11,019	8,702	2,434	3,055	906	1,011	965	331	412	449	1,429

[1] The family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

[2] Housing includes shelter, household operations, and housefurnishings. All families with the lower budget are assumed to be renters.

[3] Average budgets for automobile owners and nonowners are weighted by the following proportions of families: Boston, Chicago, New York, and Philadelphia, 50 percent for both automobile owners and nonowners; all other metropolitan areas, 65 percent for automobile owners, 35 percent for nonowners; nonmetropolitan areas, 100 percent for automobile owners.

[4] In total medical care, average costs of medical insurance were weighted by the following proportions: 30 percent for families paying full cost of insurance, 20 percent for families paying half cost, 44 percent for families covered by noncontributory insurance plans (paid by the employer),

[5] Includes allowance for gifts and contributions, life insurance, and occupational expenses.

[6] As defined in 1968-69. For a detailed description of current and previous geographical boundaries, see the 1967 edition of Standard Metropolitan Statistical Areas, prepared by the Bureau of the Budget.

[7] Places with population of 2,500 to 50,000.

Table 2. Annual budgets at an intermediate level of living for a 4-person family,[1] autumn 1971

Area	Total budget	Family consumption							Other items[5]	Social security and disability payment	Personal income taxes
		Total	Food	Housing[2]	Transportation[3]	Clothing and personal care	Medical care[4]	Other family consumption			
Urban United States	$10,971	$8,626	$2,532	$2,635	$964	$1,196	$612	$684	$560	$419	$1,366
Metropolitan areas[6]	11,232	8,823	2,595	2,723	989	1,216	633	707	567	421	1,421
Nonmetropolitan areas[7]	9,503	7,745	2,332	2,350	941	1,113	521	575	530	409	1,321
Northeast											
Boston, Mass	12,910	9,286	2,739	3,543	1,026	1,221	598	759	694	485	1,929
Buffalo, N.Y	11,454	9,112	2,682	2,875	1,035	1,235	554	725	577	421	1,926
Hartford, Conn	12,029	9,634	2,796	3,050	1,140	1,298	576	774	597	434	1,962
Lancaster, Pa	10,704	8,432	2,457	2,418	960	1,182	544	671	553	404	1,765
New Brunswick-Northeastern N.J	12,465	9,777	2,943	3,273	918	1,212	670	761	690	485	1,783
Philadelphia, Pa.-N.J	11,976	9,801	2,766	2,576	926	1,192	617	726	566	410	1,627
Pittsburgh, Pa	10,588	8,326	2,409	2,353	946	1,206	522	690	549	405	1,405
Portland, Maine	11,169	8,931	2,714	2,695	1,023	1,189	551	749	570	406	1,852
Nonmetropolitan areas[8]	10,773	8,491	2,503	2,673	971	1,099	549	606	535	420	1,867
North Central											
Cedar Rapids, Iowa	11,859	8,967	2,594	2,731	933	1,270	556	693	557	405	1,919
Champaign-Urbana, Ill	11,774	9,552	2,662	2,879	992	1,259	615	801	565	405	1,979
Chicago, Ill.-Northwestern Ind	11,410	9,019	2,558	2,856	1,025	1,247	641	714	575	405	1,830
Cincinnati, Ohio-Ky.-Ind	10,433	8,393	2,450	2,470	926	1,183	523	691	539	405	1,815
Cleveland, Ohio	11,320	9,033	2,487	2,970	971	1,247	613	745	574	406	1,820
Dayton, Ohio	10,818	8,134	2,434	2,322	949	1,178	551	709	543	406	1,835
Detroit, Mich	10,754	8,452	2,544	2,456	917	1,230	615	687	554	405	1,842
Green Bay, Wis	10,935	8,350	2,331	2,641	926	1,253	539	657	551	405	1,809
Indianapolis, Ind	11,093	8,799	2,449	2,752	1,052	1,186	618	732	576	405	1,822
Kansas City, Mo.-Kans	10,791	8,329	2,505	2,525	1,042	1,270	592	694	540	406	1,906
Milwaukee, Wis	11,485	8,913	2,554	3,071	940	1,250	577	701	570	406	1,966
Minneapolis-St. Paul, Minn	11,103	8,479	2,420	2,587	971	1,230	578	703	555	406	1,733
St. Louis, Mo.-Ill	10,944	8,608	2,593	2,524	1,032	1,265	553	671	559	405	1,871
Wichita, Kans	10,219	8,105	2,349	2,443	906	1,117	574	665	542	404	1,163
Nonmetropolitan areas[9]	10,035	7,960	2,319	2,463	910	1,145	510	577	536	405	1,166
South											
Atlanta, Ga	9,915	7,924	2,364	2,032	940	1,149	575	704	532	405	1,051
Austin, Tex	9,454	7,378	2,274	1,971	931	1,140	572	690	523	406	981
Baltimore, Md	11,015	8,491	2,492	2,372	977	1,221	668	711	553	405	1,623
Baton Rouge, La	9,955	7,799	2,475	2,105	973	1,107	550	689	534	406	1,646
Dallas, Tex	10,055	8,032	2,353	2,247	950	1,123	710	699	511	406	1,817
Durham, N.C	10,427	8,148	2,332	2,402	938	1,159	661	691	544	406	1,871
Houston, Tex	9,836	7,968	2,399	2,125	972	1,135	647	656	537	405	1,593
Nashville, Tenn	9,976	8,021	2,269	2,349	953	1,216	536	700	529	405	1,650
Orlando, Fla	9,635	7,805	2,244	2,239	917	1,090	623	697	531	405	950
Washington, D.C.-Md.-Va	11,722	8,717	2,552	2,658	1,001	1,163	625	718	583	405	1,565
Nonmetropolitan areas[10]	9,153	7,301	2,253	1,987	929	1,067	499	566	524	407	955
West											
Bakersfield, Calif	10,734	8,125	2,391	2,237	986	1,173	691	647	542	409	1,859
Denver, Colo	10,429	8,410	2,365	2,499	951	1,333	571	691	552	405	1,771
Los Angeles-Long Beach, Calif	10,435	8,701	2,431	2,636	976	1,245	740	663	553	409	1,241
San Diego, Calif	10,470	8,452	2,356	2,522	969	1,197	713	685	554	409	1,554
San Francisco-Oakland, Calif	11,693	9,244	2,535	2,952	1,013	1,312	692	697	502	409	1,877
Seattle-Everett, Wash	11,115	9,314	2,627	2,707	956	1,302	684	706	572	405	1,882
Honolulu, Hawaii	13,305	9,974	3,059	3,358	1,154	1,231	642	730	607	406	2,121
Nonmetropolitan areas[11]	10,097	7,764	2,215	2,291	916	1,244	560	538	523	405	1,726
Anchorage, Alaska	14,067	11,331	2,979	4,171	1,214	1,420	946	631	636	449	2,281

[1] The family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

[2] Housing includes shelter, household operations, and housefurnishings. Average budgets for shelter are weighted by the following proportions: 25 percent for renter costs, 75 percent for homeowner costs.

[3] Average budgets for automobile owners and nonowners are weighted by the following proportions: Boston, Chicago, New York, and Philadelphia, 80 percent for owners, 20 percent for nonowners; Baltimore, Cleveland, Detroit, Los Angeles, Pittsburgh, San Francisco, St. Louis, and Washington, with 1.4 million of population or more, in 1960, 95 percent for automobile owners, and 5 percent for nonowners; all other areas, 100 percent for automobile owners.

[4] In total medical care, average budgets for medical insurance were weighted by the following proportions: 30 percent for families paying full cost of insurance; 25 percent for families paying half cost; 45 percent for families covered by non-contributory insurance plans (paid by employer).

[5] Includes allowances for gifts and contributions, life insurance, and occupational expenses.

[6] As defined in 1960-61. For a detailed description of current and previous geographical boundaries, see the 1967 edition of Standard Metropolitan Statistical Areas, prepared by the Bureau of the Budget.

[7] Places with populations of 2,500 to 50,000.

Table 3. Annual budgets at a higher level of living for a 4-person family,[1] autumn 1971

Area	Total budget	Family consumption							Other items[2]	Social security and disability payments	Personal income taxes
		Total	Food	Housing[3]	Transportation[3]	Clothing and personal care	Medical care[4]	Other family consumption			
Urban United States	$15,935	$11,935	$3,193	$3,980	$1,250	$1,740	$638	$1,127	$937	$419	$2,624
Metropolitan areas[5]	16,400	12,252	3,274	4,137	1,273	1,785	659	1,172	965	421	2,761
Nonmetropolitan areas[6]	13,657	10,365	2,857	3,277	1,147	1,625	543	915	691	407	2,002
Northeast											
Boston, Mass	19,073	13,928	3,418	5,614	1,438	1,791	625	1,242	1,037	496	3,702
Buffalo, N.Y.	15,711	12,325	3,324	4,177	1,235	1,806	578	1,205	957	421	2,008
Hartford, Conn	16,569	13,035	3,377	4,522	1,354	1,859	620	1,303	993	496	2,435
Lancaster, Pa	15,243	11,539	3,315	3,601	1,169	1,740	566	1,148	1,035	425	3,637
New York-Northeastern N.J.	19,230	13,943	3,752	5,070	1,376	1,710	699	1,236	1,035	410	2,926
Philadelphia, Pa.-N.J.	16,567	12,293	3,429	3,939	1,313	1,744	606	1,218	955	496	2,502
Pittsburgh, Pa.	15,471	11,629	3,271	3,672	1,193	1,768	545	1,176	922	496	2,281
Portland, Maine	15,525	11,900	3,370	3,772	1,231	1,733	578	1,156	936	496	2,311
Nonmetropolitan areas[6]	14,894	11,259	3,169	3,755	1,196	1,611	572	976	934	420	2,311
North Central											
Cedar Rapids, Iowa	16,032	11,962	2,931	4,137	1,359	1,851	577	1,163	923	496	2,919
Champaign-Urbana, Ill.	16,274	12,318	3,306	4,385	1,321	1,834	636	1,136	957	496	2,973
Chicago, Ill.-Northwestern Ind.	16,467	12,475	3,243	4,197	1,419	1,823	665	1,178	905	496	2,841
Cincinnati, Ohio-Ky.-Ind.	16,045	11,207	3,101	3,553	1,179	1,706	565	1,123	901	496	2,855
Cleveland, Ohio	16,057	12,316	3,163	4,312	1,224	1,810	661	1,146	957	496	2,963
Dayton, Ohio	16,112	11,355	3,066	3,690	1,176	1,746	573	1,104	931	496	2,909
Detroit, Mich.	15,665	11,781	3,245	3,621	1,145	1,776	648	1,146	939	496	2,948
Green Bay, Wis.	16,372	11,577	2,936	4,007	1,136	1,836	561	1,093	900	496	3,367
Indianapolis, Ind.	15,017	12,661	3,126	4,123	1,266	1,726	642	1,178	934	496	2,909
Kansas City, Mo.-Kan.	16,119	12,077	3,267	3,909	1,304	1,838	615	1,144	905	496	2,697
Milwaukee, Wis.	16,679	12,117	3,036	4,343	1,138	1,836	593	1,143	917	496	3,427
Minneapolis-St. Paul, Minn.	16,281	11,645	3,123	3,813	1,180	1,773	654	1,152	923	496	2,917
St. Louis, Mo.-Ill.	15,733	11,212	3,350	3,673	1,352	1,745	585	1,106	932	496	2,583
Wichita, Kans.	14,682	11,181	2,974	3,676	1,146	1,760	597	1,028	970	496	2,181
Nonmetropolitan areas[6]	14,195	10,733	2,892	3,578	1,133	1,760	533	947	876	496	2,181
South											
Atlanta, Ga.	15,623	10,740	3,019	3,123	1,185	1,607	598	1,128	970	496	1,857
Austin, Tex.	13,600	10,633	2,938	3,094	1,179	1,604	577	1,357	933	496	1,666
Baltimore, Md.	16,093	11,815	3,219	3,569	1,229	1,815	694	1,179	935	496	2,873
Baton Rouge, La.	14,569	11,196	3,153	3,474	1,251	1,620	573	1,127	961	496	2,016
Dallas, Tex.	14,620	11,395	3,691	3,606	1,218	1,614	737	1,329	931	496	1,868
Durham, N.C.	14,704	11,114	2,693	3,478	1,265	1,704	622	1,352	837	496	2,957
Houston, Tex.	14,213	11,091	3,060	3,255	1,231	1,669	675	1,161	836	496	1,829
Nashville, Tenn.	14,331	11,193	2,834	3,629	1,236	1,750	558	1,186	906	496	1,856
Orlando, Fla.	13,923	10,678	2,810	3,507	1,171	1,559	647	1,144	811	496	1,751
Washington, D.C.-Md.-Va.	16,265	12,012	3,225	3,917	1,310	1,726	650	1,371	961	496	2,976
Nonmetropolitan areas[6]	12,742	9,852	2,750	2,903	1,146	1,501	522	915	821	407	1,702
West											
Bakersfield, Calif.	14,465	11,628	2,931	3,543	1,225	1,663	718	1,072	872	480	2,665
Denver, Colo.	15,419	11,657	3,073	3,745	1,178	1,869	615	1,113	921	496	2,483
Los Angeles-Long Beach, Calif.	16,225	12,287	3,591	4,143	1,215	1,776	781	1,113	905	459	2,503
San Diego, Calif.	15,517	11,746	3,052	4,016	1,162	1,628	747	1,115	989	480	2,501
San Francisco-Oakland, Calif.	16,940	12,742	3,292	4,352	1,302	1,680	725	1,143	975	480	2,706
Seattle-Everett, Wash.	15,791	12,256	3,336	4,059	1,156	1,828	669	1,172	956	496	2,172
Honolulu, Hawaii	15,703	14,016	5,939	4,858	1,536	1,747	668	1,268	1,612	406	4,206
Nonmetropolitan areas[6]	14,121	10,568	2,705	3,377	1,078	1,752	583	955	897	496	2,219
Anchorage, Alaska	22,537	15,006	3,674	5,529	1,435	1,597	979	1,692	1,931	469	4,031

[1] The family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

[2] Housing includes shelter, household operations, household furnishings, and lodging out of home city. Average budgets for shelter are weighted by the following proportions: 35 percent for renter rents, 65 percent for homeowner costs.

[3] All families were assumed to be automobile owners.

[4] In total medical care, average budgets for medical insurance were weighted by the following proportions: 10 percent for families paying full cost of insurance; 26 percent for families paying half cost; 64 percent for families covered by noncontributory insurance plans (paid by employer).

[5] Includes allowances for gifts and contributions, life insurance, and occupational expenses.

[6] As defined in this table. For a detailed description of current and previous geographical boundaries see the 1967 edition of Standard Metropolitan Statistical Areas, prepared by the Bureau of the Budget.

[7] Places with population of 2,500 to 50,000.

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Table 4. Comparative indexes based on a lower budget for a 4-person family,[1] autumn 1971

(U.S. urban average=100)

Area	Total budget	Family consumption							Personal income taxes
		Total	Food	Housing[2]	Transportation[3]	Clothing and personal care	Medical care[4]	Other family consumption	
Urban United States	100	100	100	100	100	100	100	100	100
Metropolitan areas[5]	102	101	102	102	96	102	103	100	103
Nonmetropolitan areas[6]	93	94	93	92	120	93	85	81	83
Northeast									
Boston, Mass	102	107	105	117	102	102	98	112	129
Buffalo, N.Y.	101	101	104	97	102	103	99	106	101
Hartford, Conn.	110	111	107	126	107	108	97	114	101
Lancaster, Pa.	93	97	103	98	99	96	80	95	110
New York-Northeastern N.J.	105	104	112	100	96	101	110	111	111
Philadelphia, Pa.-N.J.	103	103	107	97	93	100	101	105	111
Pittsburgh, Pa.	98	96	101	92	92	100	85	99	95
Portland, Maine	101	101	103	112	99	99	93	103	95
Nonmetropolitan areas[6]	93	93	101	96	106	93	90	85	99
North Central									
Cedar Rapids, Iowa	97	97	99	100	96	100	90	102	104
Chicago-Northwestern, Ill.	103	105	98	111	91	105	108	109	108
Chicago, Ill.-Northeastern, Ind.	104	105	104	105	105	104	105	107	107
Cincinnati, Ohio-Ky.-Ind.	95	95	98	89	98	99	85	100	97
Cleveland, Ohio	100	101	100	98	104	104	100	106	97
Dayton, Ohio	96	97	98	96	93	98	90	104	95
Detroit, Mich.	98	99	102	92	95	102	101	102	95
Green Bay, Wis.	97	96	91	98	97	100	89	96	116
Indianapolis, Ind.	100	101	97	105	101	99	101	103	97
Kansas City, Mo.-Kans.	100	100	101	96	103	106	97	102	104
Milwaukee, Wis.	101	99	96	105	92	105	96	112	104
Minneapolis-St. Paul, Minn.	100	99	97	102	95	101	96	103	104
St. Louis, Mo.-Ill.	102	100	104	96	110	101	92	99	103
Wichita, Kans.	93	93	96	97	85	93	94	86	88
Nonmetropolitan areas[6]	96	97	94	102	120	96	83	84	93
South									
Atlanta, Ga.	98	96	92	94	91	96	96	101	100
Austin, Tex.	95	98	99	96	97	96	93	100	96
Baltimore, Md.	104	102	95	111	99	101	107	104	103
Fort Worth, Tex.	91	93	96	86	92	92	90	102	93
Dallas, Tex.	99	96	93	92	93	116	104	104	97
Durham, N.C.	97	97	91	103	86	97	100	102	110
Houston, Texas	93	94	96	88	93	96	105	102	93
Huntsville, Texas	91	93	99	93	93	100	89	103	93
Orlando, Fla.	96	96	98	105	89	99	102	102	97
Washington, D.C.-Md.-Va.	104	102	99	113	101	95	102	104	111
Nonmetropolitan areas[6]	87	89	90	84	117	88	81	81	80
West									
Bakersfield, Calif.	98	99	98	92	98	102	113	96	94
Denver, Colo.	99	98	96	95	97	102	98	95	83
Los Angeles-Long Beach, Calif.	106	105	98	112	103	107	122	98	98
San Diego, Calif.	102	103	98	106	100	103	106	97	92
San Francisco-Oakland, Calif.	111	110	102	123	103	112	113	103	103
Seattle-Everett, Wash.	104	107	106	111	97	112	109	104	99
Honolulu, Hawaii	120	122	126	122	114	106	105	108	107
Nonmetropolitan areas[6]	100	99	95	101	123	105	91	96	103
Anchorage, Alaska	113	119	126	102	102	119	105	93	107

[1] The family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

[2] Housing includes shelter, household operation, and housefurnishings. All families with the lower budget are assumed to be renters.

[3] Average budgets for automobile owners and nonowners are weighted by the following proportions of families: Boston, Chicago, New York, and Philadelphia, 50 percent for both automobile owners and nonowners; all other metropolitan areas, 65 percent for automobile owners, 35 percent for nonowners; nonmetropolitan areas, 100 percent for automobile owners.

[4] In total medical care, average budgets for medical insurance were weighted by the following proportions: 30 percent for families paying full cost of insurance; 26 percent for families paying half cost; 44 percent for families covered by noncontributory insurance plans (paid by employer).

[5] As defined in 1961. This is a detailed description of current and previous geographical boundaries, see the 1967 edition of [illegible]

[6] [illegible]

Table 5. Comparative indexes based on an intermediate budget for a 4-person family,[1] autumn 1971

(U.S. urban average=100)

Area	Total budget	Family consumption							Personal income taxes
		Total	Food	Housing[2]	Transportation[3]	Clothing and personal care	Medical care[4]	Other family consumption	
Urban United States	100	100	100	100	100	100	100	100	100
Metropolitan areas[5]	102	102	102	103	101	102	103	104	106
Nonmetropolitan areas[6]	89	90	92	86	98	93	85	84	62
Northeast:									
Boston, Mass	117	115	108	134	106	102	93	111	141
Buffalo, N.Y	105	106	106	109	108	103	91	106	116
Hartford, Conn	110	112	110	117	118	109	97	111	98
Lancaster, Pa	93	98	105	92	100	99	89	92	102
New York-Northeastern New Jersey	115	113	116	124	95	101	109	111	131
Philadelphia, Pa.-N.J	106	102	109	98	96	100	101	106	119
Pittsburgh, Pa	98	97	103	87	98	101	85	101	103
Portland, Maine	102	103	107	101	106	99	95	109	96
Nonmetropolitan areas[6]	98	98	102	101	101	92	90	99	96
North Central:									
Cedar Rapids, Iowa	101	97	91	104	102	108	91	101	111
Champaign-Urbana, Ill	102	103	96	109	103	105	100	105	101
Chicago, Ill.-Northwestern Indiana	105	105	101	109	106	104	105	106	105
Cincinnati, Ohio-Ky.-Ind	95	96	97	94	102	99	85	101	90
Cleveland, Ohio	103	105	98	113	103	104	100	105	97
Dayton, Ohio	93	94	96	88	98	98	90	104	83
Detroit, Mich	98	98	101	93	95	103	101	100	98
Green Bay, Wis	100	97	92	103	96	107	88	96	117
Indianapolis, Ind	101	102	97	104	110	99	101	107	97
Kansas City, Mo.-Kans	109	100	99	96	102	106	97	101	101
Milwaukee, Wis	107	103	93	117	98	104	96	102	121
Minneapolis-St. Paul, Minn	102	98	96	98	101	103	94	103	121
St. Louis, Mo.-Ill	100	100	102	96	109	101	92	98	100
Wichita, Kans	93	94	93	93	94	98	94	97	83
Nonmetropolitan areas[6]	92	92	91	93	99	96	83	88	88
South:									
Atlanta, Ga	89	91	93	79	93	96	94	103	77
Austin, Tex	86	88	90	75	97	95	93	101	85
Baltimore, Md	103	98	98	99	101	102	109	101	119
Baton Rouge, La	90	92	98	82	101	93	90	101	77
Dallas, Tex	92	96	93	85	100	94	116	102	96
Durham, N.C	96	95	92	91	95	97	108	101	100
Houston, Tex	90	92	95	81	101	95	106	103	72
Nashville, Tenn	91	93	90	89	100	101	88	102	93
Orlando, Fla	80	91	89	85	95	91	102	102	70
Washington, D.C.-Md.-Va	109	101	101	101	101	97	102	106	118
Nonmetropolitan areas[6]	84	85	89	75	96	89	82	83	70
West:									
Bakersfield, Calif	93	94	94	85	102	98	113	92	80
Denver, Colo	97	93	93	95	100	111	97	96	93
Los Angeles-Long Beach, Calif	100	101	95	100	101	104	122	97	91
San Diego, Calif	97	98	94	96	101	100	116	97	87
San Francisco-Oakland, Calif	106	107	100	119	105	110	113	102	101
Seattle-Everett, Wash	101	104	101	103	99	109	108	103	97
Honolulu, Hawaii	119	116	121	120	120	103	105	107	150
Nonmetropolitan areas[6]	92	91	91	87	95	104	91	92	91
Anchorage, Alaska	136	132	118	158	126	119	155	95	176

[1] The family consisted of an employed husband, age 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

[2] Housing includes shelter, household operations, and housefurnishings. Average budgets for shelter are weighted by the following proportions: 35 percent for renter costs, 75 percent for homeowner costs.

[3] Average budgets for automobile owners and nonowners are weighted by the following proportions: Boston, Chicago, New York, and Philadelphia, 20 percent for owners, 80 percent for nonowners; Baltimore, Cleveland, Detroit, Los Angeles, Pittsburgh, San Francisco, St. Louis, and Washington, with 1.4 million of population or more in 1960, 90 percent for owners and 10 percent for nonowners; all other areas 100 percent for automobile owners.

[4] In total medical care, average budgets for medical insurance were weighted by the following proportions: 30 percent for families paying full cost of insurance; 26 percent for families paying half cost; 44 percent for families covered by noncontributory insurance plans fully paid by employer).

[5] As defined in 1960. For a complete description of current and previous geographical boundaries see the 1967 edition of Standard Metropolitan Statistical Areas, prepared by the Bureau of the Budget.

[6] Places with population of 2,500 to 50,000.

Table 6. Comparative indexes based on a higher budget for a 4-person family,[1] autumn 1971

(U.S. urban average 100)

Area	Total budget	Family consumption							Personal income taxes
		Total	Food	Housing[2]	Transportation[3]	Clothing and personal care	Medical care[4]	Other family consumption	
Urban United States	109	109	109	109	109	109	109	109	109
Metropolitan areas[5]	103	103	102	104	102	101	103	103	105
Nonmetropolitan areas[6]	86	87	89	82	92	93	85	83	77
Northeast:									
Boston, Mass	120	117	107	135	115	103	98	110	142
Buffalo, N.Y.	109	103	104	105	99	104	91	107	115
Hartford, Conn	106	109	106	114	108	109	97	112	93
Lancaster, Pa	96	97	104	90	94	100	89	102	93
New York-Northeastern New Jersey	121	119	117	127	110	103	110	111	147
Philadelphia, Pa.-N.J.	104	103	101	99	105	100	101	105	112
Pittsburgh, Pa.	97	97	102	92	95	102	85	106	95
Portland, Maine	96	100	105	95	98	100	94	104	102
Nonmetropolitan areas[6]	96	96	95	96	96	93	90	97	84
North Central:									
Cedar Rapids, Iowa	101	99	92	104	96	107	99	101	109
Champaign-Urbana, Ill.	102	103	97	110	98	105	109	101	99
Chicago, Ill.-Northwestern Indiana	114	109	102	104	114	107	104	106	121
Cincinnati, Ohio-Ky.-Ind.	98	96	97	89	99	96	85	94	82
Cleveland, Ohio	101	101	97	101	99	103	100	104	91
Dayton, Ohio	93	95	97	92	96	95	90	103	89
Detroit, Mich.	99	99	101	95	97	102	102	102	97
Green Bay, Wisc.	101	99	92	101	91	109	88	97	122
Indianapolis, Ind.	97	101	93	104	101	99	101	104	92
Kansas City, Mo.-Kans.	101	101	102	98	104	104	96	101	102
Milwaukee, Wis.	105	102	95	110	98	104	96	101	121
Minneapolis-St. Paul, Minn.	102	99	98	96	96	102	95	102	123
St. Louis, Mo.-Ill.	99	99	105	92	108	100	92	98	99
Wichita, Kans.	92	94	93	92	92	95	96	96	84
Nonmetropolitan areas[6]	89	90	87	90	92	95	88	92	83
South:									
Atlanta, Ga.	97	99	98	98	95	97	94	109	93
Austin, Tex.	86	89	92	78	94	96	95	103	83
Baltimore, Md.	101	98	101	99	98	101	103	101	113
Baton Rouge, La.	92	91	93	87	98	93	90	102	79
Dallas, Tex.	92	93	94	91	97	95	116	103	93
Durham, N.C.	93	93	92	87	93	99	107	103	95
Houston, Tex.	89	93	95	83	93	96	106	101	93
Nashville, Tenn.	95	94	89	91	99	103	87	101	93
Orlando, Fla.	89	91	92	89	94	92	101	101	89
Washington, D.C.-Md.-Va.	103	101	101	93	105	99	107	104	115
Nonmetropolitan areas[6]	80	82	86	73	92	99	82	81	65
West:									
Bakersfield, Calif.	91	93	94	86	93	94	113	94	79
Denver, Colo.	97	97	95	96	96	100	96	97	99
Los Angeles-Long Beach, Calif.	102	103	107	105	103	102	101	95	96
San Diego, Calif.	95	99	95	101	93	97	117	99	89
San Francisco-Oakland, Calif.	105	107	103	110	104	107	114	105	106
Seattle-Everett, Wash.	99	103	106	102	92	105	107	104	83
Honolulu, Hawaii	126	117	122	123	123	100	105	107	152
Nonmetropolitan areas[6]	91	94	97	85	98	101	91	86	92
Anchorage, Alaska	120	126	115	145	115	113	103	97	104

[1] The family consists of an employed husband, age 37, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

[2] Housing includes shelter, household operations, housefurnishings and lodging away from home city. Average budgets for shelter are weighted by the following proportions: 25 percent for rental costs, 75 percent for homeowners costs.

[3] All families are assumed to be automobile owners.

[4] In total medical care, average budgets for medical insurance were weighted by the following proportions: 30 percent for families paying full cost of insurance; 50 percent for families paying half cost; 20 percent for families covered by noncontributory insurance plans paid by employer.

[5] As defined in 1969-71. For a detailed description of current and previous geographical boundaries, see the 1967 edition of Standard Metropolitan Statistical Areas, prepared by the Bureau of the Budget.

[6] Places with populations of 2,500 to 50,000.

E 6/23/73 Bureau of Labor Statistics- Family Budget Levels

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Middle Atlantic Regional Office

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EX. (E

FOR RELEASE: Saturday, June 23, 1973, 12 Noon
TV and radio, after 10:00 A.M.

BLS REPORTS RISE IN CITY WORKER FAMILY BUDGET IN 1972

The annual cost of maintaining an intermediate level of living for a specifically defined family of four persons in the New York-Northeastern New Jersey area was estimated at $13,179 in Autumn 1972, according to Herbert Bienstock of the Bureau of Labor Statistics' Middle Atlantic office. He also said that costs at a lower level of living averaged $7,841, while at a higher level of living, budget costs amounted to $20,165.

Budget costs at all three levels were higher in Autumn 1972 than they were in Autumn 1971, the last time the budget was priced. Total budget costs increased by 3½ percent at the lower level and by about 5 percent at the intermediate and higher levels over this period. The increases primarily reflected area consumer price rises, especially for food and housing. The smaller increase in the lower budget in part resulted from differences in personal income tax changes reflecting varying impacts of revisions in the Federal standard deduction and personal exemption amount. Changes in personal income taxes for the hypothetical family budgets ranged from a decline of $10 at the lower level to increases of $4 and $101, respectively, at the intermediate and higher levels.

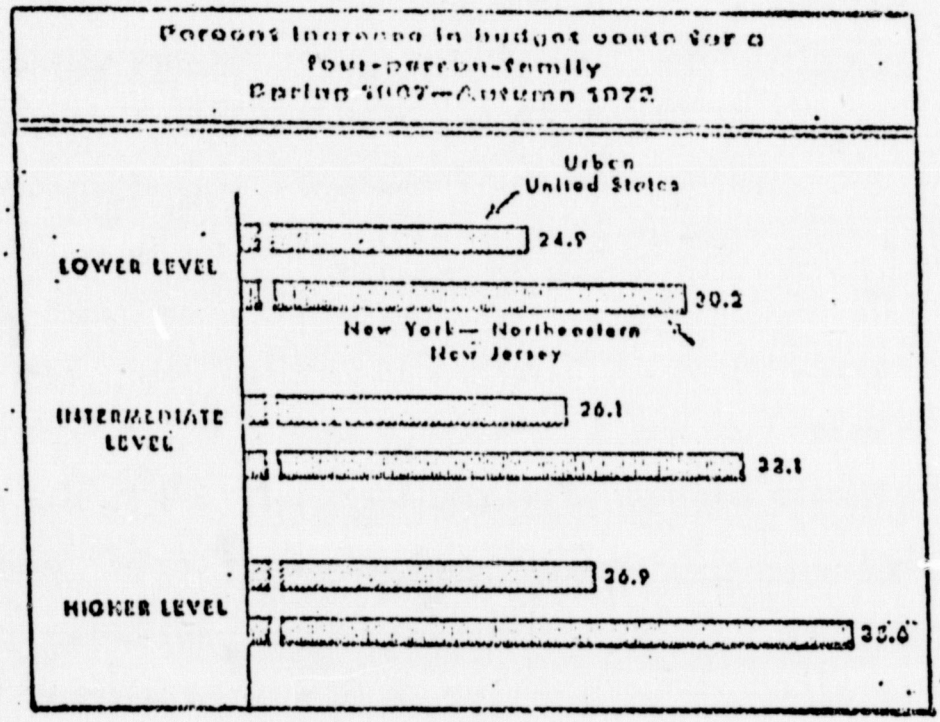
Living costs in New York-Northeastern New Jersey in Autumn 1972 remained above the United States urban average for all three budget

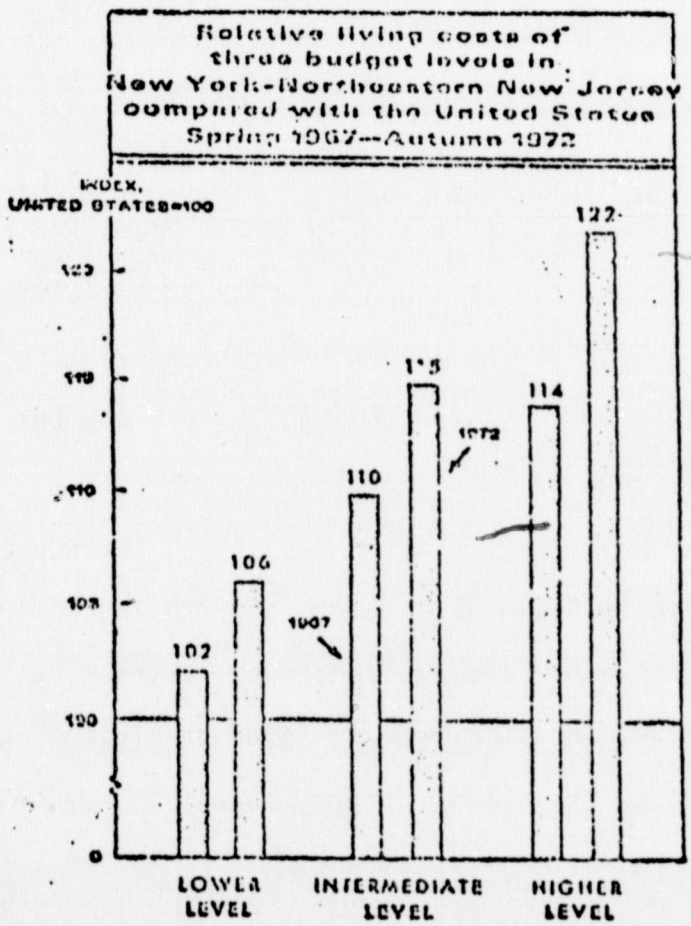
levels. The gap between costs in the greater New York area compared to the urban United States was substantially larger for the higher and intermediate level budgets than for the lower. The cost of maintaining the budget family of four at the higher level of living in New York-Northeastern New Jersey was 22 percent greater than for the urban United States; at the intermediate level, the area was 15 percent higher; and at the lower level, 6 percent higher.

Among mainland areas for which family budget data are computed, New York-Northeastern New Jersey continued to be one of the highest living cost areas in the country. With the exception of Boston, living costs in New York-Northeastern New Jersey required more dollars at the higher level of living than in any of the other areas studied. At $20,210 and $20,165, the Boston and New York-Northeastern New Jersey areas were substantially above any of the other areas studied. The lowest cost for the higher level budget was for Austin, Texas, $14,119. The third highest cost area at the upper budget level was San Francisco at $17,897, $2,268 below the New York-Northeastern New Jersey area. Living costs at the higher level in New York-Northeastern New Jersey exceeded the budgets for the Chicago ($17,161), Philadelphia ($17,148), and Los Angeles ($17,107) areas by 18 percent, or about $3,000.

At an intermediate level of living, the New York-Northeastern New Jersey budget was $13,179, second only to the Boston area at $13,576. Among the 37 mainland areas studied, Austin, Texas, at $9,800, was the lowest cost area at an intermediate level of living. The lower budget level cost for New York-Northeastern New Jersey, $7,841, was the fourth highest of the mainland areas studied.

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Table A. Changes in budget costs for a four-person family at three levels of living, United States and New York-Northeastern New Jersey, Spring 1967-Autumn 1972

Budget level and area	Total budget costs, Autumn 1972	Change			
		Autumn 1971-Autumn 1972		Spring 1967-Autumn 1972	
		Dollars	Percent	Dollars	Percent
Lower level					
United States	$7,305	$172	2.4	$1,471	24.9
New York-Northeastern New Jersey	7,661	283	3.8	1,822	30.8
Intermediate level					
United States	11,446	475	4.3	2,370	26.1
New York-Northeastern New Jersey	13,179	594	4.7	3,202	32.1
Higher level					
United States	16,558	653	4.1	3,503	26.9
New York-Northeastern New Jersey	20,165	927	4.8	5,297	35.6

As a result of sharper price increases in the area, the spread between New York-Northeastern New Jersey living costs and the average for urban areas in the United States widened since Spring 1967. At that time, budget costs in the area were 2 percent higher at the lower level, 10 percent greater at the intermediate level, and 14 percent higher at the higher level compared to 6, 15, and 22 percent for the three budget levels, respectively, in Autumn 1972. Since Spring 1967, living costs have risen more rapidly in the area nationally at all three budget levels -- 30 percent as against about 25 percent, for the lower; 32 percent versus 26 percent at the intermediate; and 36 versus 27 percent at the higher level.

The budget-type family consists of a 38-year-old husband, employed full time; a wife, not employed outside the household; a boy of 13; and a girl of 8. The family has for each budget level average inventories of clothing, home furnishings, major durables and other equipment. The budgets, which pertain only to urban families, are not intended to

represent a minimum or subsistence level of living nor how families of these types actually spend their money.

The manner of living in the lower budget differs from that in the intermediate and higher budgets. At the lower level, the family lives in rental housing, performs more services for itself, and utilizes free recreation facilities in the community. Fewer families own cars, and the models owned are older than those specified in the other two budgets. The higher budget, on the other hand, specifies a greater level of home-ownership compared with the intermediate, a more ample automobile allowance, more complete inventories of household appliances and equipment, and more paid-for entertainment and household services. Inevitably, higher taxes go along with the income that permits the higher consumption level.

Family living expenses -- food, housing, clothing, transportation, medical care, etc. -- were updated to 1972 by applying changes in the Consumer Price Index to the Autumn 1971 budget estimates for these components. This method of updating provides only an approximation of current budget costs because the Consumer Price Index reflects spending patterns and prices paid for commodities and services purchased by wage earners and clerical workers generally without regard to their family type and level of living. Social security and personal income taxes were also updated to 1972.

Shelter costs as measured by the Consumer Price Index and by the family budgets are not comparable. In the lower budget, shelter is limited to rental housing. For the intermediate and higher budgets, 75 and 85 percent of the families are assumed to be homeowners who

purchased their homes six years ago. Therefore, a substantial portion of their shelter costs (principal and interest payments) do not reflect more current increases in home purchase costs as reported by the Consumer Price Index. For this updating of the budgets, these costs were adjusted to reflect Consumer Price Index changes in home purchase and mortgage interest rates between 1963 and 1966 -- the home purchase dates used for the 1969 and 1972 budgets respectively.

Except for lower budget level income taxes, all of the budget components increased in cost between Autumn 1971 and Autumn 1972. Among family consumption costs, housing rose fastest at all budget levels, up about 8 percent at the higher and intermediate levels and by about 6 percent at the lower level. In 1972, housing expenses accounted for about 20 percent of the lower level budget, and 27 percent of the intermediate and higher levels. Higher over-the-year food costs also accounted for a substantial part of the budget increases for each of the three budget levels.

In addition to increases in family consumption costs, about 4 to 5 percent for all three budget levels, personal income tax increases were also registered for the intermediate and higher budgets. Between Autumn 1971 and Autumn 1972, taxes were up by 0.2 and 2.6 percent respectively, for these two budgets. In contrast for the lower level, personal income taxes declined slightly, by 1.4 percent. Although Federal tax rates remained constant between 1971 and 1972, an increase in the allowable amount for the standard deduction and personal exemptions had proportionately more impact on the lower level budget than on the other two levels. Social security payments also increased more at the inter-

mediate and higher levels than at the lower levels. Althpugh the social security tax rate remained constant between 1971 and 1972, at 5.2 percent, the maximum income on which contributions are made increased from $7,800 to $9,000. The impact of this change was relatively minor at the lower budget level.

The spread between the lower and higher budget levels in New York was substantially wider than for the urban United States. In Autumn 1972, the higher level New York budget, at $20,165, was $12,324 or 157 percent, higher than the lower, at $7,841. For the urban United States, the spread was $9,172, or 124 percent, between the higher at $16,558 and the lower at $7,386.

Sharply higher than national budget costs in the New York-Northeastern New Jersey area at the intermediate and higher levels primarily reflected greater area costs for housing and food, and personal income taxes, as well as for other budget categories. For the higher level, New York costs were 29 percent above the urban United States average for housing, 17 percent higher for food, and 49 percent above for personal income taxes.

Mr. Bienstock noted that differences in age and family size affect the budget levels. A young New York couple without children, for example, would need less for living expenses -- $3,113, $5,039, and $7,187, respectively -- about half the family consumption costs of the budget-type four-person family. On the other hand, a family with three school-age children would need $7,369, $11,928, and $17,014 for consumption goods and services for these three levels of living, about 16 percent more than the budget-type four-person family.

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Table B. Estimated annual cost of family consumption for selected family types, New York-Northeastern New Jersey, Autumn 1972 1/

Family size, type, and age	Lower level	Intermediate level	Higher level
Single person under 35 years	$2,224	$3,599	$5,133
Husband and wife under 35 years:			
No children	3,113	5,039	7,187
1 child under 6	3,939	6,375	9,094
2 children, eldest under 6	4,574	7,404	10,560
Husband and wife, 35-54 years			
1 child, 6-15 years	5,209	8,432	12,027
2 children, eldest 6-15 years 2/ ...	6,353	10,283	14,667
3 children, eldest 6-15 years	7,369	11,928	17,014
Single person, 65 years and over 3/ ...	1,779	2,879	4,107
Husband and wife, 65 years and over 4/.	3,240	5,244	7,480

1/ For details on estimating procedures, see "Revised Equivalence Scale," BLS Bulletin 1570-2.

2/ Estimates for the BLS 4-person family budgets.

3/ Estimated from equivalence scale value of 51 percent of the base (4-person) family. Costs based on detailed BLS Budgets for a Retired Couple may differ slightly from estimates obtained by the scale value.

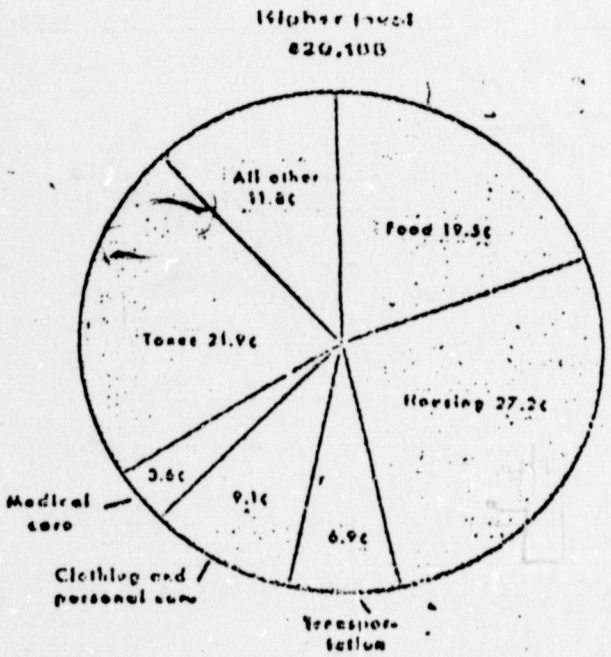
4/ Estimated from equivalence scale value of 28 percent of the base (4-person) family. May differ slightly from estimates obtained by applying a ratio of 55 percent to the BLS Budget for a Retired Couple.

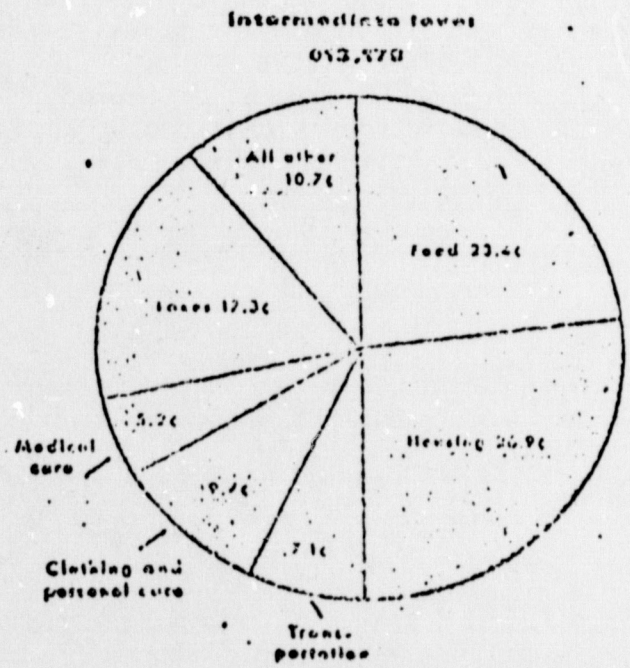
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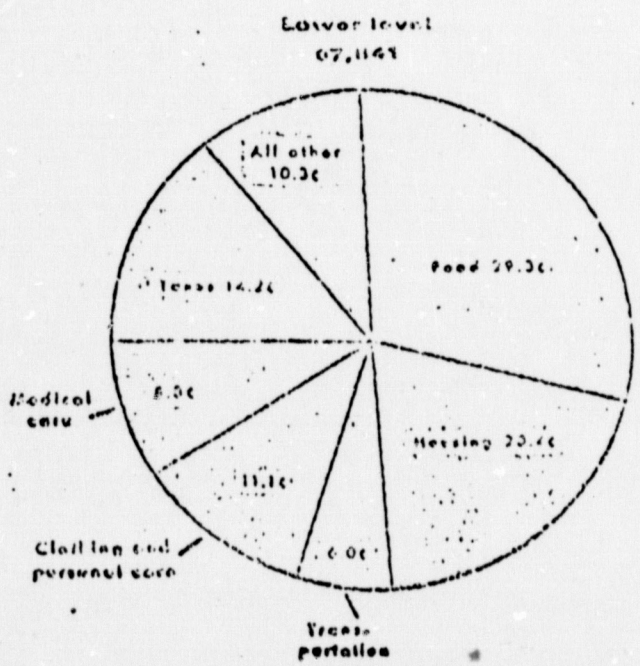
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THREE BUDGET LEVELS
URBAN 4-PERSON FAMILY

Where the dollar goes in the New York–Northeastern New Jersey area
Autumn 1972







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Table C. Changes in budget costs for a four-person family at three levels of living New York-Northeastern New Jersey, Spring 1967-Autumn 1972

Component	Costs			Change			
	Autumn 1972 1/	Autumn 1971 1/	Spring 1967	Autumn 1971-Autumn 1972		Spring 1967-Autumn 1972	
				Amount	Percent	Amount	Percent
Lower level							
Total budget	$7,841	$7,578	$6,021	$263	3.5	$1,820	30.2
Total family consumption	6,353	6,104	4,919	249	4.1	1,434	29.2
Food	2,298	2,202	1,758	96	4.4	540	30.7
Housing	1,598	1,510	1,238	88	5.8	360	29.1
Transportation	472	460	370	12	2.6	102	27.6
Clothing and personal care	870	854	732	16	1.9	138	18.9
Medical care	687	668	510	19	2.8	177	34.7
Other family consumption	428	410	311	18	4.4	117	37.6
Personal income tax	687	697	503	-10	-1.4	184	36.6
All other 2/	801	777	599	24	3.1	202	33.7
Intermediate level							
Total budget	$13,179	$12,585	$9,977	$594	4.7	$3,202	32.1
Total family consumption	10,283	9,777	7,857	506	5.2	2,426	30.9
Food	3,685	2,943	2,330	142	4.8	755	32.4
Housing	3,543	3,273	2,637	270	8.23/	906	34.4
Transportation	935	918	771	17	1.9	164	21.3
Clothing and personal care	1,228	1,212	1,024	26	2.1	214	20.9
Medical care	689	670	512	19	2.8	177	34.6
Other family consumption	793	761	583	32	4.2	210	36.0
Personal income tax	1,707	1,703	1,300	4	.2	487	37.5
All other 2/	1,189	1,025	820	84	8.2	269	32.2
Higher level							
Total budget	$20,165	$19,238	$14,868	$927	4.8	$5,297	35.6
Total family consumption	14,667	13,943	11,091	724	5.2	3,576	32.2
Food	3,940	3,752	2,845	188	5.0	1,095	38.5
Housing	5,475	5,070	4,052	405	8.03/	1,423	35.1
Transportation	1,396	1,376	1,122	20	1.5	274	24.4
Clothing and personal care	1,825	1,790	1,509	39	2.2	320	21.2
Medical care	719	699	531	20	2.9	188	35.4
Other family consumption	1,308	1,256	1,032	52	4.1	276	26.7
Personal income tax	3,933	3,832	2,598	101	2.6	1,335	51.4
All other 2/	1,565	1,463	1,179	102	7.0	386	32.7

1/ Derived by applying changes reported in area Consumer Price Index for appropriate classes of goods and services to preceding estimates.

2/ Including gifts and contributions, personal life insurance, occupational expenses, and social security and disability payments.

3/ Reflects changes in purchase prices from 1963 to 1966; and changes in rents, property taxes, insurance, fuel and utilities, and repairs and maintenance from 1971 to 1972.

Note: The family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year old girl, and a 13-year old boy.

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TECHNICAL NOTE

The 1972 estimates of consumption were derived by applying price changes reported in the Consumer Price Index to the appropriate Autumn 1971 cost of each main budget class of goods and services. Mortgage payments for a home purchased six years ago were estimated by applying the changes reported by the Consumer Price Index in home purchase and mortage interest rates between 1963 and 1966 to the costs of these items in the Spring 1969 budgets. The last direct pricing for the budgets was in 1969.

This method of updating provides only an approximation of current budget costs because the Consumer Price Index reflects spending patterns and prices paid for commodities and services purchased by wage earners and clerical workers generally without regard to their family type and level of living. Other costs, personal income taxes, and Old Age, Survivors', Disability and Health Insurance (OASDHI) were also updated to 1972.

Some of the components of the family budget vary in composition with the level of living presented. Food-at-home costs in the budgets are based on quantities in the low, moderate, and liberal cost food plans, developed by the U.S. Department of Agriculture in accordance with nutritional standards formulated by the National Research Council of the National Academy of Sciences. The food totals also include allowances for specified numbers of meals away from home.

The housing component at the lower level is limited to rental housing only, the prevalent pattern at the lower level. At the

intermediate and higher levels, the budgets represented weighted average costs for renter and homeowner families. Costs for homeownership constitute 75 percent, and those for renters 25 percent, of the weighted average costs of shelter for the New York-Northeastern New Jersey area intermediate level budget. At the higher budget level, the weights were 85 and 15 percent for homeowners and renters, respectively. Housing at all three levels includes shelter, household operations and housefurnishings. Thus, the average for shelter in the intermediate and higher budgets primarily reflects homeownership costs, which include average mortgage interest and principal payments for a house purchased six years ago.

The average costs to automobile owners and non-owners in the transportation component are weighted by the following proportions at the three budget levels: lower level -- 50 percent for both automobile owners and nonowners; intermediate level -- 80 percent automobile owners and 20 percent nonowners; and at the higher level -- all owners.

In the medical care component, the average costs of medical insurance were weighted by the following proportions for all three budget levels: 30 percent for families paying full cost of insurance, 26 percent for families paying half cost, 44 percent for families covered by noncontributory insurance plans (paid by employer).

The sources of data, estimating methods, and quantities of goods and services for each budget level are described in detail in BLS Bulletin 1570-5, "Three Standards of Living for an Urban Family of Four Persons," (Spring 1967 cost estimates).

Table 1. Annual costs of a lower budget for a four-person family, 1/ autumn 1972

Area	Total budget	Family consumption				Housing 4/		
		Total consumption	Food			Total 5/	Shelter 6/ (renter costs)	Shelter furnishings & operation 7/
			Total	Food at home	Food away from home			
Urban United States	$ 7,385	$ 4,019	$ 2,638	$ 2,420	$ 218	$ 2,556	$ 1,903	$ 342
Metropolitan areas 2/	7,559	4,117	2,697	2,395	302	2,564	1,934	339
Nonmetropolitan areas 3/	6,937	3,438	2,432	2,204	228	2,221	1,676	347
Northeast:								
Boston, Mass.	8,101	4,243	2,759	2,535	223	2,959	2,493	366
Buffalo, N.Y.	7,597	4,019	2,719	2,512	206	2,503	1,844	344
Hartford, Conn.	8,051	4,227	2,824	2,571	253	2,905	2,358	352
Lancaster, Pa.	7,227	3,923	2,646	2,411	235	2,469	2,121	339
New York-Northern N.J.	7,541	3,993	2,598	2,339	259	2,573	2,031	367
Philadelphia, Pa.-N.J.	7,693	3,994	2,659	2,359	300	2,621	2,093	335
Pittsburgh, Pa.	7,227	3,785	2,529	2,255	274	2,515	2,078	328
Portland, Maine	7,215	4,215	2,691	2,395	296	2,733	2,267	376
Nonmetropolitan areas 3/	7,234	3,915	2,599	2,346	243	2,438	2,119	340
North Central:								
Cedar Rapids, Iowa	7,204	3,733	2,557	2,345	278	2,555	2,022	343
Champaign-Urbana, Ill.	7,194	4,273	2,832	2,622	264	2,555	2,016	352
Chicago, Ill.-Northwestern Ind.	7,615	4,221	2,776	2,534	242	2,550	2,072	333
Cincinnati, Ohio-Ky.-Ind.	7,673	3,753	2,649	2,361	288	2,518	2,018	339
Cleveland, Ohio	7,559	4,046	2,665	2,335	331	2,435	1,936	338
Dayton, Ohio	7,502	3,833	2,623	2,359	264	2,469	2,118	337
Detroit, Michigan	7,871	3,748	2,671	2,370	301	2,427	2,039	339
Grand Rap., Mich.	7,504	3,749	2,573	2,376	269	2,523	2,059	374
Indianapolis, Ind.	7,337	4,019	2,813	2,534	279	2,571	2,035	335
Kansas City, Mo.-Kans.	7,537	3,933	2,705	2,478	227	2,459	2,103	343
Milwaukee, Wis.	7,991	3,911	2,690	2,392	298	2,612	2,020	369
Minneapolis-St. Paul, Minn.	7,337	4,035	2,821	2,548	273	2,577	2,039	339
St. Louis, Mo.-Ill.	7,318	3,932	2,731	2,457	274	2,457	2,028	333
Wichita, Kans.	6,991	3,757	2,599	2,336	263	2,455	2,140	376
Nonmetropolitan areas 3/	7,014	3,955	2,745	2,537	209	2,573	2,119	338
South:								
Atlanta, Ga.	6,933	3,760	2,595	2,316	279	2,461	2,045	351
Austin, Tex.	6,455	3,617	2,547	2,296	251	2,502	1,965	376
Baltimore, Md.	7,602	4,109	2,838	2,585	253	2,615	2,313	378
Baton Rouge, La.	6,771	3,697	2,574	2,321	253	2,549	937	351
Dallas, Tex.	6,951	3,732	2,622	2,305	317	2,553	2,043	345
Durham, N.C.	7,154	3,916	2,674	2,415	259	2,563	1,730	352
Houston, Tex.	6,833	3,707	2,597	2,379	218	2,573	937	350
Jacksonville, Fla.	6,954	3,632	2,514	2,259	255	2,445	2,013	373
Orlando, Fla.	6,791	3,748	2,612	2,338	274	2,478	2,019	339
Washington, D.C.-Md.-Va.	7,655	4,210	2,945	2,769	307	2,701	2,403	359
Nonmetropolitan areas 3/	6,328	3,926	2,695	2,514	231	2,591	949	342
West:								
Bakersfield, Calif.	7,801	3,991	2,814	2,538	276	2,662	2,166	323
Denver, Colo.	7,836	3,941	2,733	2,515	218	2,555	2,009	355
Los Angeles-Long Beach, Calif.	7,969	4,403	2,993	2,732	261	2,729	2,156	345
San Diego, Calif.	7,926	4,193	2,912	2,731	181	2,633	2,316	319
San Francisco-Oakland, Calif.	8,221	4,579	3,139	2,874	265	2,588	2,259	353
Seattle-Everett, Wash.	7,676	4,319	2,953	2,659	294	2,654	2,255	369
Honolulu, Hawaii	9,119	7,282	2,630	2,393	237	2,198	2,755	619
Nonmetropolitan areas 3/	7,311	3,979	2,734	2,742	221	2,584	2,116	358
Anchorage, Alaska	11,076	6,931	2,418	2,186	232	3,093	2,449	483

See footnotes following Table 3.

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Lower Budget continued:

Area	Family consumption						Other items 12/	Social security & disability payments	Personal income taxes
	Transportation 7/		Clothing	Personal care	Medical care 8/	Other family consumption 9/			
	Total	Automobile owners							
Urban United States	$5146	$5219	$1569	$1195	$1579	$2178	$2351	$2217	$2195
Metropolitan areas 3/	5214	5311	1579	1201	1592	2195	2367	2424	2189
Nonmetropolitan areas 4/	4553	4553	1427	1153	1533	1824	2232	2135	1855
Northeast:									
Boston, Mass.	5527	5575	1659	1207	1619	2273	2379	2451	2422
Buffalo, N.Y.	5465	5475	1673	1197	1543	2155	2284	2221	2255
Hartford, Conn.	5596	5764	1703	1234	1626	2459	2465	2527	2422
Lancaster, Pa.	5002	5049	1672	1221	1559	2351	2356	2327	2222
New York-Northeastern N.J.	6372	6331	1674	1275	1625	2527	2674	2621	2722
Philadelphia, Pa.-N.J.	5605	5655	1651	1229	1597	2355	2557	2523	2555
Pittsburgh, Pa.	5227	5295	1659	1203	1567	2221	2373	2327	2333
Portland, Me.	5315	5365	1673	1193	1567	2221	2358	2327	2333
Nonmetropolitan areas 4/	5202	5202	1626	1163	1534	2212	2358	2327	2333
North Central:									
Cedar Rapids, Iowa	5251	5283	1723	1215	1555	2254	2359	2327	2333
Champaign-Urbana, Ill.	5435	5533	1745	1199	1619	2376	2371	2327	2333
Chicago, Ill.-Northwestern Ind.	5552	5525	1655	1216	1625	2401	2358	2327	2333
Cincinnati, Ohio-Ky.-Ind.	5221	5311	1655	1192	1545	2211	2354	2327	2333
Cleveland, Ohio	5359	5321	1672	1211	1611	2316	2354	2327	2333
Peoria, Ill.	5355	5316	1652	1214	1555	2425	2357	2327	2333
Toledo, Ohio	5221	5267	1655	1215	1554	2211	2355	2327	2333
Green Bay, Wis.	5234	5267	1727	1203	1543	2262	2359	2327	2333
Indianapolis, Ind.	5263	5315	1642	1214	1542	2305	2358	2327	2333
Kansas City, Mo.-Kans.	5264	5315	1691	1222	1617	2301	2358	2327	2333
Milwaukee, Wis.	5221	5272	1653	1201	1547	2285	2359	2327	2333
Minneapolis-St. Paul, Minn.	5328	5309	1659	1222	1558	2296	2362	2327	2333
St. Louis, Mo.-Ill.	5393	5401	1645	1216	1593	2376	2358	2327	2333
Wichita, Kans.	5215	5262	1652	1225	1593	2344	2359	2327	2333
Nonmetropolitan areas 4/	5237	5237	1670	1174	1519	2210	2358	2327	2333
South:									
Atlanta, Ga.	5256	5275	1645	1223	1595	2301	2351	2327	2333
Austin, Texas	5177	5237	1658	1207	1574	2295	2359	2327	2333
Baltimore, Md.	5225	5314	1644	1214	1595	2307	2358	2327	2333
Baton Rouge, La.	5233	5311	1603	1193	1563	2331	2355	2327	2333
Dallas, Texas	5221	5311	1615	1205	1597	2333	2359	2327	2333
Durham, N.C.	5273	5327	1675	1203	1595	2331	2358	2327	2333
Houston, Texas	5315	5376	1625	1203	1571	2331	2358	2327	2333
Huntsville, Texas	5299	5367	1749	1201	1574	2324	2357	2327	2333
Orlando, Fla.	5235	5269	1693	1222	1595	2325	2358	2327	2333
Washington, D.C.-Md.-Va.	5345	5331	1611	1206	1601	2401	2357	2327	2333
Nonmetropolitan areas 4/	5222	5332	1642	1163	1555	2327	2358	2327	2333
West:									
Bakersfield, Calif.	5350	5337	1671	1195	1591	2333	2371	2327	2333
Denver, Colo.	5371	5415	1755	1213	1597	2333	2358	2327	2333
Los Angeles-Long Beach, Calif.	5371	5375	1725	1197	1587	2349	2373	2327	2333
San Diego, Calif.	5354	5343	1707	1194	1573	2367	2345	2327	2333
San Francisco-Oakland, Calif.	5375	5321	1761	1215	1714	2417	2383	2327	2333
Seattle-Everett, Wash.	5335	5345	1733	1201	1577	2356	2354	2327	2333
Honolulu, Hawaii	6221	5321	1657	1220	1658	2404	2402	2327	2333
Nonmetropolitan areas 4/	5257	5227	1713	1193	1579	2316	2342	2327	2333
Anchorage, Alaska	9164	9115	1822	1233	1960	3337	4438	2327	1.324

See footnotes following Table 3.

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Table 2. Annual costs of an intermediate budget for a 4-person family, 1/ autumn 1972

Area	Total budget	Family consumption				Housing 4/				Social security & operations
		Total consumption	Food			Total housing	Shelter			
			Total	Food at home	Food away from home		Total shelter 5/	Renter costs 6/	Homeowner costs 7/	
Urban United States	$11,446	$7,013	$2,673	$2,238	$435	$2,810	$2,213	$1,350	$2,450	$597
Metropolitan areas 3/	11,721	9,128	2,713	2,252	461	2,910	2,313	1,615	2,342	639
Nonmetropolitan areas 3/	10,181	8,019	2,493	2,173	319	2,354	1,772	1,312	1,832	367
Northeast:										
Boston, Mass.	13,976	10,201	2,929	2,457	472	3,503	3,271	1,639	3,762	822
Buffalo, N.Y.	12,025	9,113	2,721	2,327	394	3,014	2,422	1,532	2,819	697
Hartford, Conn.	13,273	10,151	2,927	2,432	495	3,293	2,676	1,422	2,941	823
Lancaster, Pa.	11,177	8,476	2,552	2,139	413	2,695	1,921	1,471	2,378	627
New York-Northeastern N.J.	13,172	10,243	3,015	2,497	518	3,543	2,916	1,756	3,255	892
Philadelphia, Pa.-N.J.	12,325	9,369	2,815	2,391	424	3,203	2,615	1,672	2,929	836
Pittsburgh, Pa.	11,554	8,787	2,715	2,341	374	2,833	2,072	1,317	2,643	637
Portland, Maine	11,474	8,840	2,741	2,353	388	2,774	2,137	1,377	2,374	634
Providence, R.I.	11,996	9,126	2,812	2,373	439	2,973	2,215	1,470	2,522	870
Nonmetropolitan areas 3/	10,225	8,055	2,734	2,391	343					578
North Central:										
Cedar Rapids, Iowa	11,470	8,972	2,617	2,225	391	2,969	2,225	1,395	2,931	916
Champaign-Urbana, Ill.	11,515	9,021	2,761	2,335	426	3,093	2,406	1,675	2,916	993
Chicago, Ill.-Northwestern Ind.	13,905	9,592	2,677	2,259	418	3,093	2,319	1,324	2,774	822
Cincinnati, Ohio-Ky.-Ind.	12,942	9,965	2,772	2,331	441	3,518	2,827	1,331	2,826	1,020
Cleveland, Ohio	11,872	9,315	2,623	2,158	465	3,159	2,519	1,403	2,741	889
Dayton, Ohio	10,609	8,335	2,562	2,190	374	2,673	1,932	1,435	1,941	825
Denver, Colo.	11,512	9,019	2,675	2,236	439	2,939	2,199	1,671	2,409	873
Detroit, Mich.	11,916	8,977	2,631	2,285	345	2,916	2,261	1,472	2,531	1,023
Green Bay, Wis.	11,606	9,190	2,772	2,362	410	2,926	2,296	1,517	2,446	1,026
Indianapolis, Ind.	11,605	9,112	2,693	2,292	401	3,053	2,403	1,473	2,733	1,032
Kansas City, Mo.-Kans.	11,380	8,989	2,629	2,232	397	3,155	2,556	1,316	2,913	1,028
Milwaukee, Wis.	11,928	9,247	2,677	2,252	425	3,251	2,592	1,500	2,943	1,019
Minneapolis-St. Paul, Minn.	11,997	9,197	2,555	2,170	385	3,211	2,555	1,555	2,915	1,030
St. Louis, Mo.-Ill.	11,555	8,972	2,709	2,302	407	2,849	2,065	1,409	2,622	1,026
Wichita, Kans.	10,614	8,433	2,631	2,237	393	2,645	1,941	1,424	2,338	1,036
Nonmetropolitan areas 3/	10,922	8,575	2,662	2,274	388	2,993	2,270	1,324	2,558	1,054
South:										
Atlanta, Ga.	12,413	9,548	2,557	2,159	398	3,372	3,172	1,375	3,214	1,020
Austin, Tex.	9,944	7,655	2,533	2,141	392	3,047	2,930	1,207	3,033	941
Baltimore, Md.	11,722	9,022	2,605	2,199	406	3,401	3,211	1,574	3,176	1,021
Baton Rouge, La.	12,116	9,324	2,693	2,279	414	3,312	3,096	1,405	3,237	1,020
Dallas, Tex.	12,033	9,402	2,691	2,277	414	3,312	3,097	1,419	3,153	1,020
Durham, N.C.	10,615	8,172	2,467	2,086	381	2,693	2,035	1,035	2,633	1,017
Houston, Tex.	12,470	9,600	2,627	2,226	401	3,329	3,129	1,429	3,223	1,041
Knoxville, Tenn.	10,473	8,060	2,468	2,086	382	2,876	2,687	1,363	2,856	1,017
Memphis, Tenn.	12,472	9,602	2,613	2,206	407	3,406	3,207	1,513	3,233	1,043
Orlando, Fla.	10,190	8,167	2,305	1,939	366	2,934	2,737	1,622	2,633	1,017
Washington, D.C.-Md.-Va.	11,733	9,125	2,733	2,314	419	3,021	2,833	1,567	3,102	1,028
Nonmetropolitan areas 3/	9,491	7,339	2,415	2,046	369	2,621	2,433	1,167	2,622	1,031
West:										
Bakersfield, Calif.	10,755	8,456	2,510	2,132	378	2,813	1,614	1,426	1,933	1,486
Denver, Colo.	10,996	8,777	2,597	2,201	396	2,939	1,979	1,329	2,196	1,279
Los Angeles-Long Beach, Calif.	11,536	9,149	2,576	2,186	390	3,042	2,276	1,470	2,472	1,327
San Diego, Calif.	11,359	9,033	2,677	2,335	442	3,309	2,872	1,523	2,916	1,319
San Francisco-Oakland, Calif.	12,325	9,751	2,691	2,275	416	3,336	2,617	2,279	2,239	1,412
Seattle-Everett, Wash.	11,415	9,033	2,744	2,357	425	3,013	2,231	1,461	2,343	1,379
Honolulu, Hawaii	12,519	10,419	2,599	2,155	454	3,422	2,673	2,247	2,983	1,478
Anchorage, Alaska	14,462	8,887	2,657	2,149	378	4,352	3,771	1,316	4,722	1,623
Nonmetropolitan areas 3/	13,075	11,703	3,016	2,640	376		3,579	3,297	3,733	773

See footnotes following Table 3.

Intermediate budget continued:

Area	Family consumption: Transportation 1/ Total	Transportation 1/ Automobile owners	Clothing	Personal care	Medical care 2/	Other family consumption 3/	Other items 4/	Social security & disability payments	Personal income taxes
Urban United States	$972	$1,005	$915	$261	$512	$702	$576	$481	$1,775
Metropolitan areas 5/	953	1,002	902	256	653	729	564	442	1,633
Nonmetropolitan areas 5/	937	937	858	239	535	564	543	421	1,105
Northeast:									
Boston, Mass.	1,022	1,035	972	270	623	722	629	495	1,979
Buffalo, N.Y.	1,050	1,058	973	250	555	750	593	474	1,532
Hartford, Conn.	1,147	1,147	1,010	270	623	815	615	495	1,906
Lancaster, Pa.	958	957	909	241	565	654	565	443	1,479
New York-Northeastern N.J.	935	1,104	975	253	637	775	622	483	1,787
Philadelphia, Pa.-N.J.	948	1,007	933	252	628	738	598	473	1,709
Pittsburgh, Pa.	943	937	949	255	591	723	554	429	1,510
Portland, Maine	1,028	1,028	976	245	600	781	593	452	1,737
Nonmetropolitan areas 5/	932	932	870	234	578	621	571	434	1,715
North Central:									
Cedar Rapids, Iowa	1,003	1,003	1,041	271	570	710	573	465	1,557
Champaign-Urbana, Ill.	946	945	1,003	264	631	695	593	465	1,751
Chicago, Ill.-Northwestern Ind.	1,027	1,033	935	270	603	742	593	474	1,723
Cincinnati, Ohio-Ky.-Ind.	1,028	1,035	934	250	587	703	574	445	1,648
Cleveland, Ohio	1,005	1,010	956	242	629	739	591	456	1,757
Dayton, Ohio	945	953	952	253	593	735	586	459	1,759
Detroit, Mich.	960	975	982	256	630	716	575	449	1,649
Green Bay, Wis.	929	929	1,012	252	564	672	570	455	1,711
Indianapolis, Ind.	1,019	1,019	923	257	606	742	579	452	1,777
Kansas City, Mo.-Kans.	1,049	1,049	1,004	274	615	713	573	458	1,779
Milwaukee, Wis.	951	955	957	251	579	719	581	462	1,811
Minneapolis-St. Paul, Minn.	944	944	992	279	591	751	591	463	1,697
St. Louis, Mo.-Ill.	1,019	1,024	933	255	599	690	572	459	1,735
Wichita, Kans.	951	951	935	233	96	635	557	439	1,554
Nonmetropolitan areas 5/	958	958	922	259	523	592	551	448	1,515
South:									
Atlanta, Ga.	972	972	923	252	593	722	593	461	1,643
Austin, Tex.	937	937	943	232	537	702	538	469	1,579
Baltimore, Md.	971	1,019	962	274	598	729	555	459	1,729
Baton Rouge, La.	956	956	876	259	555	729	555	459	1,715
Dallas, Tex.	975	975	892	271	621	716	556	440	1,559
Durham, N.C.	947	947	908	253	617	707	555	445	1,568
Houston, Tex.	976	976	933	259	676	697	531	423	733
Nashville, Tenn.	957	957	1,018	242	592	707	557	419	845
Orlando, Fla.	922	922	889	239	650	722	547	455	921
Washington, D.C.-Md.-Va.	1,013	1,013	843	251	645	736	593	478	1,545
Nonmetropolitan areas 5/	937	937	846	229	511	570	526	462	919
West:									
Bakersfield, Calif.	999	997	924	251	703	660	576	458	1,553
Denver, Colo.	989	987	1,025	253	605	675	591	469	1,719
Los Angeles-Long Beach, Calif.	1,019	1,047	995	255	707	673	577	458	1,736
San Diego, Calif.	1,019	1,010	977	255	729	676	577	461	1,719
San Francisco-Oakland, Calif.	1,053	1,103	1,035	274	718	718	623	496	1,918
Seattle-Everett, Wash.	1,053	1,103	1,035	269	650	710	554	458	1,831
Honolulu, Hawaii	995	995	1,015	290	640	746	627	498	1,977
Nonmetropolitan areas 5/	1,143	1,143	955	264	573	671	548	438	1,579
Anchorage, Alaska	959	959	970	264	961	694	671	511	2,069
	1,727	1,727	1,133	252					

See footnotes following Table 1.

Higher budget continued:

Area	Family consumption						Other items 2/	Social security & disability payments	Personal income taxes
	Transportation 1/		Clothing	Personal care	Medical care 2/	Other family consumption 2/			
	Total	Automobile owners							
Other United States	$1,270	$1,230	$1,409	$329	$639	$1,139	$957	$432	$2,747
Metropolitan areas 3/	1,273	1,233	1,414	325	691	1,226	936	423	2,972
Nonmetropolitan areas 3/	1,257	1,257	1,392	351	561	939	853	472	2,353
Northeast:									
Boston, Mass.	1,323	1,493	1,445	377	651	1,289	1,054	445	2,737
Buffalo, N.Y.	1,260	1,220	1,433	367	599	1,241	981	454	2,574
Hartford, Conn.	1,252	1,392	1,475	418	655	1,334	1,033	458	2,793
Lancaster, Pa.	1,240	1,199	1,458	342	599	1,169	913	455	2,527
New York-Northeastern N.J.	1,335	1,295	1,450	329	719	1,308	1,077	488	3,019
Philadelphia, Pa.-N.J.	1,336	1,335	1,393	362	655	1,233	977	473	2,870
Pittsburgh, Pa.	1,314	1,214	1,419	374	673	1,221	948	459	2,615
Portland, Maine	1,237	1,237	1,435	344	619	1,215	953	454	2,711
Nonmetropolitan areas 3/	1,227	1,227	1,279	349	502	1,001	939	454	2,329
North Central:									
Cedar Rapids, Iowa	1,224	1,224	1,329	374	592	1,172	969	453	2,742
Champaign-Urbana, Ill.	1,174	1,174	1,333	323	636	1,140	935	445	2,638
Chicago, Ill.-Ind.-Wisconsin Ind.	1,404	1,404	1,459	395	687	1,215	997	458	2,831
Cincinnati, Ohio-Ky.-Ind.	1,321	1,321	1,333	343	571	1,141	929	455	2,743
Cleveland, Ohio	1,291	1,291	1,412	407	653	1,170	931	441	2,719
Dayton, Ohio	1,297	1,297	1,392	353	591	1,207	939	458	2,726
Detroit, Mich.	1,376	1,376	1,433	393	642	1,193	972	453	2,743
Green Bay, Wis.	1,293	1,293	1,427	357	691	1,217	959	462	2,811
Indianapolis, Ind.	1,274	1,274	1,393	363	659	1,174	917	473	2,705
Kansas City, Mo.-Kans.	1,325	1,325	1,455	413	619	1,175	972	453	2,711
Milwaukee, Wis.	1,325	1,325	1,409	352	612	1,179	955	459	2,741
Minneapolis-St. Paul, Minn.	1,333	1,333	1,453	387	633	1,157	931	445	2,699
St. Louis, Mo.-Ill.	1,327	1,327	1,375	387	631	1,233	993	449	2,787
Wichita, Kans.	1,335	1,335	1,369	351	613	1,223	925	455	2,671
Nonmetropolitan areas 3/	1,343	1,343	1,374	357	547	951	930	455	2,613
South:									
Atlanta, Ga.	1,329	1,329	1,381	375	619	1,157	917	455	2,753
Austin, Texas	1,311	1,311	1,393	351	672	1,177	920	455	2,683
Baltimore, Md.	1,351	1,351	1,418	395	727	1,276	995	473	2,956
Baton Rouge, La.	1,322	1,322	1,399	357	596	1,174	947	455	2,682
Dallas, Texas	1,337	1,337	1,391	394	719	1,274	997	455	2,824
Durham, N.C.	1,321	1,321	1,356	359	739	1,230	991	473	2,795
Houston, Texas	1,333	1,333	1,374	373	703	1,216	992	473	2,806
Nashville, Tenn.	1,318	1,318	1,410	342	721	1,197	936	455	2,741
Oklahoma City, Okla.	1,372	1,372	1,391	349	675	1,179	971	459	2,753
Washington, D.C.-Md.-Va.	1,322	1,322	1,381	397	671	1,270	971	459	2,813
Nonmetropolitan areas 3/	1,335	1,335	1,342	331	535	922	832	449	2,619
West:									
Bakersfield, Calif.	1,243	1,243	1,312	339	730	1,215	922	549	2,971
Denver, Colo.	1,295	1,295	1,525	352	593	1,238	914	458	2,851
Los Angeles-Long Beach, Calif.	1,325	1,325	1,421	374	677	1,239	931	541	2,965
San Diego, Calif.	1,313	1,313	1,374	333	734	1,233	954	540	2,915
San Francisco-Oakland, Calif.	1,353	1,353	1,439	411	752	1,319	1,017	549	3,114
Seattle-Everett, Wash.	1,306	1,306	1,425	374	705	1,272	973	455	2,902
Honolulu, Hawaii	1,345	1,345	1,370	411	607	1,297	1,050	458	3,018
Nonmetropolitan areas 3/	1,350	1,350	1,370	354	592	976	872	458	2,749
Anchorage, Alaska	1,450	1,450	1,352	339	984	1,214	1,117	511	3,197

See footnotes at end of table.

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Table 3. Annual costs of a higher budget for a 4-person family, 1/ autumn 1972

Area	Total budget	Family consumption								
		Total consumption	Food			Housing 2/				
			Total	Food at home	Food away from home	Total housing	Shelter			Household furnishings & operations
							Total shelter 3/	Renter costs 4/	Homeowner costs 4/	
Urban United States	$16,959	$12,452	$3,373	$2,668	$706	$4,234	$2,773	$2,459	$3,055	$1,591
Metropolitan areas 5/	17,112	12,611	3,459	2,734	725	4,434	3,134	2,631	3,311	1,183
Nonmetropolitan areas 5/	14,614	10,773	3,022	2,385	637	3,431	2,302	1,650	2,419	1,027
Northeast:										
Boston, Mass.	20,819	15,491	3,661	2,913	753	3,954	6,594	2,939	4,583	1,923
Buffalo, N.Y.	17,173	12,774	3,436	2,725	728	4,345	3,045	2,241	3,146	1,354
Hartford, Conn.	17,573	13,021	3,513	2,812	672	4,215	3,425	2,555	3,575	1,314
Lancaster, Pa.	15,335	11,435	3,440	2,741	699	3,313	2,453	2,019	2,513	1,031
New York-Northeastern N.J.	22,155	16,547	3,910	2,914	1,016	3,475	6,299	3,455	4,455	1,737
Philadelphia, Pa.-N.J.	17,115	12,453	3,506	2,803	753	4,022	3,253	2,521	3,216	1,341
Pittsburgh, Pa.	16,149	12,077	3,413	2,653	742	3,693	2,565	1,973	2,779	1,331
Portland, Maine	15,114	11,272	3,433	2,803	675	3,939	3,375	1,725	3,225	1,374
Nonmetropolitan areas 5/	13,437	11,219	3,311	2,776	535	3,958	3,332	1,676	3,622	1,671
North Central:										
Cedar Rapids, Iowa	15,570	11,775	3,113	2,445	667	4,330	3,078	2,529	3,193	1,727
Champaign-Urbana, Ill.	15,576	12,019	3,261	2,629	632	4,620	3,293	2,570	3,324	1,340
Chicago, Ill.-Northwestern Ind.	17,561	13,046	3,431	2,739	692	4,471	3,195	2,544	3,234	1,519
Cincinnati, Ohio-Ky.-Ind.	15,791	11,610	3,336	2,613	722	3,725	2,513	1,965	2,923	1,366
Cleveland, Ohio	15,558	12,734	3,374	2,693	733	4,412	3,192	2,453	3,311	1,519
Dayton, Ohio	15,627	11,569	3,256	2,611	645	3,828	2,934	2,412	2,921	1,510
Detroit, Mich.	16,754	12,334	3,494	2,833	705	4,283	3,283	2,501	3,315	1,545
Green Bay, Wis.	17,012	12,240	3,345	2,723	555	4,332	3,036	2,059	3,329	1,537
Indianapolis, Ind.	15,331	11,420	3,292	2,621	671	4,213	3,079	2,005	3,258	1,638
Kansas City, Mo.-Kans.	16,650	12,515	3,434	2,702	732	4,135	3,032	2,559	2,955	1,937
Milwaukee, Wis.	17,229	12,675	3,303	2,583	687	4,455	3,228	2,567	3,429	1,333
Minneapolis-St. Paul, Minn.	17,594	12,548	3,355	2,625	699	3,955	2,645	2,311	2,745	1,577
St. Louis, Mo.-Ill.	15,109	11,378	3,434	2,724	710	3,845	2,553	1,973	2,673	1,453
Wichita, Kans.	15,194	11,225	3,152	2,531	573	3,747	2,533	1,845	2,755	1,322
Nonmetropolitan areas 5/	14,727	11,126	2,977	2,579	400	3,755	2,511	1,836	2,724	1,533
South:										
Atlanta, Ga.	16,923	12,602	3,351	2,593	761	3,439	2,225	1,956	2,371	1,962
Austin, Tex.	16,319	12,339	3,193	2,525	705	3,292	2,046	1,845	2,102	1,919
Baltimore, Md.	15,492	11,617	3,273	2,570	805	3,727	2,525	2,215	2,519	1,331
Baton Rouge, La.	15,015	11,267	3,331	2,635	695	3,577	2,435	1,943	2,574	1,556
Dallas, Tex.	15,116	11,267	3,155	2,428	727	3,737	2,553	2,243	2,315	1,527
Durham, N.C.	17,170	11,335	3,145	2,524	621	3,625	2,350	1,774	2,451	1,614
Houston, Tex.	15,595	11,524	3,341	2,622	719	3,644	2,333	1,943	2,333	1,656
Huntsville, Tenn.	15,215	11,225	3,016	2,440	576	3,892	2,535	2,051	2,619	1,376
Orlando, Fla.	14,911	11,115	2,958	2,362	596	3,735	2,575	1,935	2,557	1,643
Washington, D.C.-Md.-Va.	15,911	12,046	3,435	2,716	719	4,198	2,919	2,479	3,017	1,338
Nonmetropolitan areas 5/	13,214	10,155	2,937	2,501	436	3,031	1,958	1,358	2,018	1,401
West:										
Bakersfield, Calif.	15,119	11,559	3,163	2,576	594	3,614	2,331	2,220	2,525	1,615
Denver, Colo.	15,575	12,029	3,255	2,546	713	3,859	2,631	2,453	2,644	1,335
Los Angeles-Long Beach, Calif.	17,557	12,934	3,388	2,559	825	4,496	3,245	2,675	3,337	1,512
San Diego, Calif.	16,319	12,381	3,221	2,526	715	4,319	3,191	2,749	3,237	1,638
San Francisco-Oakland, Calif.	17,547	13,402	3,459	2,646	812	4,347	3,410	2,337	3,458	1,336
Seattle-Everett, Wash.	15,115	12,419	3,455	2,715	793	4,237	2,953	2,754	3,071	1,327
Honolulu, Hawaii	20,779	15,719	4,035	3,231	805	5,426	4,012	3,269	4,575	1,285
Nonmetropolitan areas 5/	15,363	12,014	3,355	2,779	576	3,911	2,734	2,633	2,919	1,395
Anchorage, Alaska	20,217	15,482	3,737	3,111	626	6,035	4,600	4,643	4,678	1,513

See footnotes at end of table.

Footnotes for 3 budgets, autumn 1972

1/ The family consists of an employed husband, aged 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

2/ As defined in 1967=1. For a detailed description of current and previous geographical boundaries, see the 1967 edition of Standard Metropolitan Statistical Areas, prepared by the Office of Management and Budget.

3/ Places with population of 2,500 to 12,000.

4/ Housing includes shelter, housefurnishings and household operations. The higher budget also includes an allowance for lodging away from home etc.

5/ The average costs of shelter were weighted by the following proportions: Lower budget, 100 percent for families living in rental dwellings; Intermediate budget, 82 percent for renters, 18 percent for homeowners; Higher budget, 13 percent for renters, 87 percent for homeowners.

6/ Renter costs include average contract rent plus the cost of required amounts of heating fuel, gas, electricity, water, specified equipment, and insurance on household contents. Homeowner costs include interest and principal payments plus taxes; insurance on house and contents; water, refuse disposal, heating fuel, gas, electricity, and specified equipment, and home repair and maintenance costs.

7/ The average costs of automobile owners and nonowners in the lower budget were weighted by the following proportions of families: Boston, Chicago, New York and Philadelphia, 80 percent for automobile owners, 20 percent for nonowners; Los Angeles and Anchorage areas, 100 percent for automobile owners. The intermediate budget proportions are: Boston, Chicago, New York and Philadelphia, 80 percent for owners, 20 percent for nonowners; Atlanta, Cleveland, Detroit, Los Angeles, Pittsburgh, San Francisco, St. Louis, and Washington, D.C. and 1.4 million of population or more in 1970, 95 percent for automobile owners and 5 percent for nonowners; all other areas, 100 percent for automobile owners. The higher budget weight is 100 percent for automobile owners in all area.

8/ In social security costs, the average costs of medical insurance were weighted by the following proportions: 20 percent for families paying full cost of insurance; 80 percent for families paying half cost; 80 percent for families covered by noncontributory insurance plans (paid by employer).

9/ Includes average costs for reading, recreation, tobacco products, alcoholic beverages, education and miscellaneous expenditures.

10/ Includes allowances for gifts and contributions, life insurance and occupational expenses.

Table 6. Indexes of comparative costs based on a lower budget for a 4-person family, 1/ autumn 1972

(U.S. urban average cost=100)

Area	Total budget	Cost of family consumption: Total consumption	Food		Housing		Transportation 2/		Clothing	Personal care	Medical care 3/	Other family consumption 4/	Personal income taxes
			Total	Food at home	Total 5/	Shelter costs 6/	Total	Automobile owners					
Urban United States	100	100	100	100	100	100	100	100	100	100	100	100	100
Metropolitan areas 7/	101	101	101	101	102	102	98	101	101	101	103	104	103
Nonmetropolitan areas 7/	93	94	95	95	92	89	100	91	94	95	95	93	87
Northeast													
Boston, Mass.	110	107	105	104	110	124	103	102	102	104	95	112	111
Buffalo, N.Y.	102	103	101	102	97	93	104	107	101	101	93	107	101
Hartford, Conn.	109	111	105	105	121	129	107	111	105	110	100	114	106
Lancaster, Pa.	97	97	101	101	94	93	97	93	101	93	99	93	93
New Haven-Meriden, Conn.	105	105	112	110	103	102	85	110	101	103	104	103	113
Philadelphia, Pa.	101	99	104	103	91	99	97	102	97	102	104	103	105
Pittsburgh, Pa.	99	95	100	99	91	92	97	97	97	104	97	101	101
Scranton, Pa.	102	101	101	101	111	112	94	99	101	95	93	105	111
Worcester, Mass.	96	98	101	104	94	93	117	97	94	83	92	92	93
North Central													
Cedar Rapids, Iowa	93	89	93	91	89	100	96	93	101	105	99	101	101
Champaign-Urbana, Ill.	104	105	97	98	119	126	85	89	107	102	100	97	104
Chicago, Ill.-Northwestern Ind.	106	104	101	104	103	107	102	101	103	110	105	103	104
Cincinnati, Ohio-Ky.	95	98	98	100	88	99	101	96	100	98	97	103	100
Cleveland, Ohio	103	103	100	98	98	95	104	102	101	113	93	105	99
Dayton, Ohio	96	95	98	99	95	93	94	93	97	99	88	107	93
Duluth, Minn.	93	97	101	100	88	92	95	96	100	110	102	103	93
Grand Rapids, Mich.	97	95	94	95	95	95	81	93	104	104	93	96	95
Indianapolis, Ind.	97	100	98	99	101	102	93	100	96	99	101	107	98
Kansas City, Mo.-Kans.	103	100	101	101	98	98	103	101	101	114	97	101	101
Milwaukee, Wis.	100	98	96	96	104	105	97	95	100	101	93	102	102
Minneapolis-St. Paul, Minn.	102	100	98	97	101	102	98	99	103	109	96	105	106
St. Louis, Mo.-Ill.	99	99	102	103	94	94	103	101	96	102	94	99	97
Wichita, Kans.	93	95	97	95	95	95	87	91	97	96	94	93	91
Nonmetropolitan areas 7/	95	97	95	93	101	101	107	89	99	93	93	93	88
South													
Atlanta, Ga.	96	95	95	95	96	95	93	96	95	105	91	101	97
Austin, Tex.	92	93	93	88	95	92	89	92	97	101	91	99	93
Baltimore, Md.	103	101	99	96	103	109	96	100	95	105	101	103	103
Dallas-Fort Worth, Tex.	93	93	93	97	86	93	99	93	94	100	99	101	97
Dallas, Tex.	93	93	91	90	83	89	92	94	92	104	115	103	93
Durham, N.C.	97	97	93	93	102	101	97	93	93	106	103	101	93
Houston, Tex.	98	98	97	93	97	93	94	94	93	104	107	110	98
Nashville, Tenn.	92	94	91	91	93	89	92	93	112	95	88	101	92
Fort Worth, Tex.	94	95	93	87	103	110	97	91	93	111	101	101	95
Washington, D.C.-Md.-Va.	106	103	101	100	113	117	109	102	91	93	102	106	93
Nonmetropolitan areas 7/	95	97	97	94	93	92	106	93	98	94	91	92	77
West													
Bakersfield, Calif.	95	95	93	95	93	93	97	103	100	101	111	95	97
Denver, Colo.	96	97	97	97	99	97	93	97	102	96	95	95	97
Los Angeles Long Beach, Calif.	105	104	97	97	111	113	105	108	101	101	102	98	97
San Diego, Calif.	102	101	97	96	101	108	101	104	100	99	103	96	95
San Francisco-Oakland, Calif.	111	111	101	102	111	120	105	110	104	111	106	104	98
Seattle-Everett, Wash.	104	103	101	101	107	108	95	104	110	103	105	103	91
Honolulu, Hawaii	103	101	101	101	101	105	101	101	104	103	106	107	101
Nonmetropolitan areas 7/	100	99	99	100	97	95	106	96	102	94	91	97	79
Anchorage, Alaska	109	106	109	106	109	119	102	108	103	110	103	94	119

1/ The family consists of an employed husband age 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

2/ Housing includes shelter, household operations, .

3/ Dealer costs (estimated average contract rent) plus the cost of required amounts of heating fuel, gas, electricity, water, specified equipment, and insurance on household contents.

4/ The average costs of automobile owners and nonowners were weighted by the following proportions of families: Boston, Chicago, New York, Philadelphia, 55 percent for both automobile owners and nonowners; all other metropolitan areas, 65 percent for automobile owners, 35 percent for nonowners; nonmetropolitan areas, 136 percent for automobile owners.

5/ In medical service costs, the average costs of medical insurance were weighted by the following proportions: 10 percent for families having full cost of insurance, 25 percent for family having half cost, 65 percent for families covered by noncontributory insurance plans (paid by employer).

6/ Includes average cost of fuel oil, coal, wood, purchase products, alcoholic beverages, education and miscellaneous expenditures.

7/ As defined in the U.S. For a detailed description of current and previous geographical boundaries, see the 1967 edition of Standard Metropolitan Statistical [illegible] Area [illegible] Bureau of Management and Budget.

Table 2. Indexes of comparative costs based on an intermediate budget for a 4-person family, 1/ autumn 1973

Area	Total	Cost of family commodities												Personal income taxes
		Total consumption	Food		Housing			Transportation 2/		Clothing	Personal care	Medical care 3/	Other family consumption 4/	
			Total	Food at home	Total 5/	Rental costs 6/	Home-owner costs 7/	Total	Automobile owners					
Urban United States	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Nonmetropolitan areas 8/	100	100	100	101	100	100	100	100	100	100	101	101	100	100
Intermediate cities 9/	95	97	93	97	95	94	95	98	98	93	98	99	97	91
Northeast														
Boston, Mass.	107	107	109	105	109	110	108	104	104	108	107	93	111	114
Buffalo, N.Y.	105	104	104	104	106	104	107	103	103	101	102	93	107	102
Hartford, Conn.	101	102	101	102	102	101	103	102	102	104	101	100	103	95
Lancaster, Pa.	91	93	92	93	89	90	88	94	94	101	92	93	97	104
New York, Northeastern N.J.	111	114	115	113	108	108	108	113	113	117	110	110	113	122
Philadelphia, Pa.-N.J.	102	101	101	102	99	98	99	104	104	99	104	104	105	101
Pittsburgh, Pa.	97	97	100	101	95	94	95	98	97	95	101	97	102	101
Portland, Maine	101	102	103	107	97	101	95	103	102	98	96	98	102	99
Rochester, N.H. 8/	98	98	98	98	98	98	98	98	98	98	98	98	98	98
North Central														
Battle Creek, Mich.	101	99	98	97	102	101	104	102	99	100	100	93	101	102
Champaign-Urbana, Ill.	101	102	95	97	107	103	111	97	97	101	101	100	96	96
Chicago, Illinois-Northwestern Indiana	107	109	109	110	111	114	109	103	103	104	107	105	109	106
Cincinnati, Ohio-Kentucky	95	95	97	97	92	94	93	104	103	102	95	97	103	91
Des Moines, Iowa	104	104	95	95	111	111	111	101	101	101	101	100	103	101
Detroit, Michigan	93	94	95	93	92	91	93	94	94	100	97	99	103	93
Grand Ft., Mi Area	103	103	103	99	99	95	103	95	95	101	103	103	101	105
Green Bay, Wisconsin	101	98	98	98	103	99	106	98	98	101	100	99	96	100
Indianapolis, Indiana	100	101	96	97	103	101	101	100	101	97	99	97	104	99
Kansas City, Missouri-Kansas	99	100	98	99	99	96	99	103	103	105	103	99	101	102
Milwaukee, Wisconsin	102	101	99	99	102	102	103	100	98	102	100	99	101	103
Minneapolis-St. Paul, Minnesota	103	104	97	97	99	101	99	101	97	106	107	95	106	107
Sac Rapids, Minn. 8/	99	97	101	101	96	99	93	103	102	98	101	101	98	98
Wichita, Kansas	98	96	99	96	98	98	98	97	98	99	96	94	98	97
Nonmetropolitan areas 8/	98	98	97	97	98	98	97	98	97	99	98	98	97	99
South														
Atlanta, Ga.	97	99	96	99	97	97	99	99	99	97	102	95	101	97
Austin, Texas	96	95	97	99	95	97	93	97	98	99	95	97	102	96
Baltimore, Md.	99	97	99	97	99	104	97	99	98	99	104	105	104	105
Baton Rouge, La.	97	97	99	99	99	99	96	99	96	97	99	98	100	99
Dallas, Texas	96	96	97	96	95	96	94	100	99	99	104	104	102	98
Durham, N.C.	95	96	96	96	99	101	97	97	97	95	101	100	101	95
Houston, Texas	99	98	97	99	99	97	99	97	97	98	102	102	102	97
Huntsville, Texas	98	96	97	98	98	96	99	97	97	104	97	96	99	97
Orlando, Florida	98	98	97	98	99	101	97	96	96	98	98	97	101	97
Washington, D.C.-Md.-Va.	101	101	102	102	102	100	103	101	102	99	100	101	101	101
W. Palm Beach, Fla. 8/	98	98	98	98	98	98	98	98	98	98	98	98	98	98
West														
Bakersfield, Cal.	96	96	96	96	96	96	96	102	99	97	100	102	99	97
Denver, Colorado	99	99	96	96	99	99	99	99	99	99	99	96	99	99
Los Angeles-Long Beach, California	104	104	99	99	108	107	109	101	101	104	104	102	101	99
San Diego, California	103	103	101	101	104	104	104	103	102	104	104	101	101	99
San Francisco-Oakland, California	103	103	103	99	105	105	105	104	104	104	104	103	104	104
Seattle-Everett, Wash.	100	101	103	103	100	103	99	102	97	104	103	103	101	101
Honolulu, Hawaii	109	109	107	109	104	104	104	107	103	104	101	104	101	101
Nonmetropolitan areas 8/	99	99	99	99	99	99	99	99	99	99	99	99	99	99
Anchorage, Alaska	112	109	111	111	105	105	105	105	103	109	101	101	99	104

1/ The family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

2/ Housing includes shelter, housefurnishings and household operations.

3/ Renter costs include average contract rent plus the cost of required amounts of heating fuel, gas, electricity, water, specified equipment, and insurance on household contents.

4/ Homeowner costs include interest and principal payments plus taxes; insurance on house and contents; water, refuse disposal, heating fuel, gas, electricity, and specified equipment, and home repairs and maintenance costs.

5/ The average costs of automobile owners and nonowners were weighted by the following proportions of families: Boston, Chicago, New York, Philadelphia, 92 percent for owners, 10 percent for nonowners; Baltimore, Cleveland, Detroit, Los Angeles, Pittsburgh, San Francisco, St. Louis, and Washington, D.C., 95 percent for automobile owners and 5 percent for nonowners; all other areas, 100 percent for automobile owners.

6/ In rental medical care, the average costs of medical insurance were weighted by the following proportions: 30 percent for families paying full cost of insurance; 70 percent for families paying no insurance; 30 percent for families covered by noncontributory insurance plans (paid by employer).

7/ Includes average costs for reading, recreation, tobacco products, alcoholic beverages, education and miscellaneous expenditures.

8/ As defined in the 1967 definition of Standard Metropolitan Statistical Areas, prepared by the Office of Management and Budget.

9/ Places with population of 2 million to 4 million.

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Table 6. Indexes of comparative costs based on a higher budget for a 4-person family, 1/ autumn 1972

Area	Total budget	Cost of family consumption												Personal taxes and social security
		Total consumption	Food		Housing 2/			Transportation 3/	Clothing	Personal care	Medical care 4/	Other family consumption 5/		
			Total	Food at home	Total	Shelter cost 6/	Housefurnishings 7/							
U.S. urban	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Metropolitan areas 8/	103	101	101	101	104	107	103	107	102	101	101	104	104	105
Nonmetropolitan areas 8/	83	88	99	97	81	68	79	92	92	93	83	83	76	78
Northeast:														
Boston, Mass.	122	119	109	109	141	117	139	113	103	101	99	117	104	104
Buffalo, N.Y.	104	102	101	101	105	91	104	99	101	97	93	107	102	102
Hartford, Conn.	104	103	101	105	103	105	107	107	107	101	91	113	97	97
Lancaster, Pa.	96	93	102	101	89	93	83	93	104	92	89	101	96	95
New York-Northeastern N.J.	122	119	107	103	139	119	125	113	104	101	107	113	107	107
Philadelphia, Pa.-N.J.	104	102	107	105	96	103	91	105	100	99	101	106	105	105
Pittsburgh, Pa.	98	97	101	103	91	78	89	95	101	101	97	101	83	83
Portland, Maine	95	97	101	103	93	81	83	97	103	93	95	103	83	83
Scranton-Wilkes-Barre area 9/	93	94	93	103	93	69	99	97	91	94	93	85	84	84
North Central:														
Cedar Rapids, Iowa	103	99	93	93	102	103	104	91	103	101	93	101	103	103
Chicago, Ill.	102	101	97	99	109	113	113	98	113	101	109	109	96	96
Cleveland, Ohio	104	105	101	101	101	103	107	112	104	104	104	103	99	99
Cleveland, Ohio-Akron, Ohio	98	96	97	99	91	93	87	95	100	93	87	96	88	88
Cleveland, Ohio	101	102	96	93	106	91	111	93	101	113	103	104	93	93
Dayton, Ohio	93	93	97	99	92	103	85	93	91	93	93	104	89	89
Detroit, Mich.	101	101	104	101	101	101	103	93	102	105	104	103	101	101
Grand Rapids, Mich.	103	99	93	95	103	94	105	94	101	95	101	99	104	104
Kansas City, Mo.-Kans.	99	100	99	99	102	82	107	100	97	98	101	103	93	93
Kansas City, Kans.	101	101	102	101	97	93	91	104	103	102	97	101	107	107
Milwaukee, Wis.	104	100	96	95	105	95	111	94	103	98	93	101	100	100
Minneapolis-St. Paul, Minn.-Wis.	103	97	99	99	99	93	93	95	103	101	95	103	99	99
St. Louis, Mo.-Ill.	97	99	104	102	91	97	97	103	93	96	91	99	93	93
Wichita, Kansas	91	99	96	97	99	76	97	95	93	93	94	97	82	82
Nonmetropolitan areas 9/	89	89	93	98	87	79	99	99	95	99	93	97	64	64
South:														
Atlanta, Ga.	99	98	99	99	95	99	96	96	97	101	94	109	98	98
Austin, Texas	93	99	99	99	91	98	93	93	103	99	91	102	96	96
Baltimore, Md.	100	97	103	99	89	95	97	95	101	107	109	104	114	114
Baton Rouge, La.	93	93	91	93	87	89	83	91	93	95	93	101	73	73
Dallas, Texas	96	93	95	95	99	104	93	97	95	104	103	103	98	98
Durham, N.C.	93	93	93	95	94	85	89	93	97	97	101	103	94	94
Houston, Texas	93	93	97	96	91	93	93	97	97	104	103	109	93	93
Louisville, Ky.-Ind.	95	93	89	93	91	94	96	97	106	97	94	109	99	99
Salem, Va.	93	93	93	93	93	94	93	93	93	93	103	101	93	93
Washington, D.C.-Md.-Va.	102	101	101	101	99	99	99	104	94	105	102	104	103	103
Nonmetropolitan areas 9/	79	81	87	94	72	63	85	91	89	93	91	83	61	61
West:														
Bakersfield, Calif.	93	93	95	97	89	91	93	98	94	100	111	96	79	79
Denver, Colo.	96	99	97	99	99	103	97	96	107	93	96	99	93	93
Los Angeles-Long Beach, Calif.	103	104	103	99	107	112	103	104	108	101	102	99	109	109
San Diego, Calif.	93	93	95	96	102	104	104	95	99	95	106	93	91	91
San Francisco-Oakland, Calif.	109	103	101	109	111	113	113	109	107	104	104	103	109	109
Seattle-Everett, Wash.	97	101	101	101	102	95	100	93	101	101	107	102	98	98
Honolulu, Hawaii	104	109	103	101	111	104	116	102	99	101	104	104	103	103
Nonmetropolitan areas 9/	85	93	93	97	83	87	77	93	93	105	93	84	65	65
Anchorage, Alaska	107	104	103	109	104	103	103	104	101	106	103	98	107	107

1/ The family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

2/ Housing includes shelter, housefurnishings and home maintenance and an allowance for lodging away from home city.

3/ Shelter costs include average contract rent plus the cost of required amounts of heating fuel, gas, electricity, water, specified equipment, and insurance on household contents.

4/ Transportation costs include interest and principal payments plus taxes; insurance on house and contents; water, refuse disposal, heating fuel, gas, electricity, and specified equipment, and home repairs and maintenance costs.

5/ All family members assumed to be automobile owners.

6/ In local medical care, the previous costs of medical insurance were weighted by the following proportions: 30 percent for families paying full cost of insurance; 25 percent for families paying half cost, and 45 percent for families covered by a nonmedical/agency insurance plans (paid by employer).

7/ Includes expenditures for reading, recreation, tobacco products, alcoholic beverages, education and miscellaneous expenditures.

8/ As of April 1973. For a detailed description of current and previous geographical boundaries, see the 1967 edition of Standard Consolidated Statistical Areas, prepared by the Office of Management and Budget.

9/ Places with populations of 2,500 to 50,000.

G Racial Statistics-Brooklyn: 2/11/71 - 1/31/73

RACIAL STATISTICS MAINTAINED IN BOROUGH OF BROOKLYN PURSUANT TO CONSENT DECREE IN U.S. V. LIFE REALTY 70 CIV 964

PERIOD COVERED

February 11, 1971 - January 31, 1973

	APPLICATIONS TAKEN		LEASES SIGNED	
BLACK	977	(53.2%)	630	(48.7%)
OTHER (Includes Puerto Ricans)	859	(46.8%)	662	(51.3%)
TOTAL	1,836	(100%)	1,292	(100%)

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UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF NEW YORK

- - - - - - - - - - - - - - - - - - X

UNITED STATES OF AMERICA

Plaintiff

-against-

LIFE REALTY, INC., et al.

Defendants

CONSENT ORDER

Civil Action
No. 70 C 964

- - - - - - - - - - - - - - - - - - X

I. The Apartment Leasing Corporation of America (Leasing), which manages all the buildings which are listed on Attachment "A" hereto, submits to the jurisdiction of this Court, and warrants to the Court that it has the power and authority to carry out the provisions of those paragraph of this Order directed to it, subject to liability for contempt for failure to carry out such provisions. Said Leasin consents to be a party-defendant to this action, without amendment of the complaint. Accordingly, IT IS SO ORDERED.

DEFENDANT'S EXHIBIT

II. IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that the complaint against the following individuals: Samuel J. Lefrak, Anthony Cuccia and Rheba Gelman, is dismissed against them in their personal capacities, with prejudice as to the allegations with respect to the buildings set forth in Attachment "A" hereto, predating this Order.

III. IT IS FURTHER ORDERED, that Life Realty, Inc., Leasing, their agents, employees, successors[1], and all those in active concert or participation with any of them[2], are permanently enjoined with regard to the buildings in Brooklyn named on Attachment "A", from:

A. Representing to any person, because of race, color, religion or national origin, that any dwelling is unavailable for inspection or rental, when such dwelling is in fact available; and

B. Making unavailable or denying any dwelling to any person on account of race, color, religion or national origin.

IV. In order to assure nondiscriminatory assignment of tenants, and to encourage integration of the buildings listed on Attachment "A" hereto, Life Realty, Inc. will

---

1/ For the purpose of this order the term "successors" shall be defined as follows: The successors of Life Realty, Inc. include any person or group of persons who in the future may act as rental agent for any of the buildings in Brooklyn rented by Life Realty, Inc. at the time this decree is entered, unless the ownership of any such building shall be changed in a bona fide arms' length transaction.

Further, for the purpose of this Order the successors of Apartment Leasing Corporation of America shall include any person or group of persons who in the future may act as managing agent for the buildings in Brooklyn listed on Attachment "A" hereto, unless both the ownership and management of any such building in Attachment "A" shall be changed in a bona fide arms' length transaction. The defendants will notify the plaintiff at least thirty (30) days prior to any projected transfer of title.

2/ As used in the remainder of this Order, the terms "Defendant" or "Defendants", or the named defendants, include employees, agents, successors, assigns, and all those acting in concert or participation with any of them.

A. Maintain a date and time-punch clock in its rental office in Brooklyn, and stamp every application which is submitted together with a $25.00 deposit, with the date and time of filing;

B. On Wednesday of each week, compile a list of apartments for which Life Realty, Inc. is rental agent, believed to be available for rent, including the size, rent, (specifying whether utilities are included), the address of the building, and the probable date when a new tenant may take occupancy;

C. Display such list of available apartments at all times after it is compiled in a prominent place in its Brooklyn office, and include on the current weekly list all apartments available for rent;

D. Eliminate from said list apartments for which incumbent tenants have reserved orally or in writing since its listing, or for which application with a $25.00 deposit has been received, by striking such apartment from the list. Whenever application is made for any apartment appearing upon the list, the application shall be recorded with the name and race of the applicant as provided for in paragraph E. below, and date and time of filing in a daily log, as more fully set forth below.

E. Maintain for two years from the entry of this decree, as a daily log, all applications filed (retaining the original applications), with the following information:

1. The name of the applicant and his or her race (Black, White or Other) as perceived by the defendants' agents, unless race has been voluntarily furnished by the applicant on a form such as the one attached hereto as Attachment "B";

2. The building, the apartment applied for, the date and time of filing, whether the applicant was accepted or rejected and, if the applicant was rejected, the reason therefor.

F. Accept applications only for specific available units in the Brooklyn buildings appearing on Attachment "A" hereto, and will not take applications which fail to specify a particular unit;

G. Within thirty (30) days of the entry of this Order, mail to every tenant in the buildings listed on Attachment "A" hereto the first list of available apartments to be published pursuant to paragraph B. above, together with a statement that such apartments are available on a first-come, first-served basis (provided that the applicant meets the qualifications set forth in Part V. of this Order), and that similar lists may thereafter be viewed at Life Realty, Inc. offices at 1790 Flatbush Avenue, Brooklyn, New York.

V. The defendants will:

A. Post and maintain in the Life Realty, Inc. offices in Brooklyn, in a prominent place, where it is clearly visible to all applicants, a sign reading as follows:

"UNDER THE FEDERAL FAIR HOUSING ACT OF 1968, ALL APARTMENTS RENTED THROUGH THIS OFFICE SHALL BE AVAILABLE WITHOUT REGARD TO RACE, COLOR, RELIGION OR NATIONAL ORIGIN"

B. Through a joint press release with the plaintiff, or otherwise, communicate to the general public, including members of minority groups, their policy favoring integration in housing;

C. Adopt and implement the following standard procedure for approval of all applicants for apartments:

1. All applicants will indicate upon their applications:

(a) Home address, age, sex, marital status and name of spouse, relative or other person who will live in the apartment;

(b) Employment, address of employer, gross salary, net salary after withholding tax, other income and obligations on installment contracts, conditional sales, bank loans, finance company loans, mortgage loans, payments required to be made on judgments, garnishments, and all other information showing, on a monthly basis, the obligations (in amounts) of the applicant; and the same information, together with the age for any working spouse or other person who will live in the apartment;

(c) The name of any bank in which any or all adult applicants maintain either a checking account or savings account;

(d) Former residence and landlord of all prospective occupants;

2. The information furnished pursuant to paragraphs (a) through (d) above, will be verified by defendants and if it proves accurate, an appropriate indication will be made on the application or on an accompanying form as to whether verification has been made;

3. If the applicant is rejected, the reasons for the rejection shall be entered upon the application and the applicant will be informed within five days thereafter of the fact of his rejection;

4. If the information furnished by the applicant has been verified by defendants, and if he has been a satisfactory tenant at his prior residence, and if his net income per week, after deduction of the obligations listed in V. C. 1. (b) of this Order on a weekly basis, proves to be equal to at least 90% of the monthly rental of the apartment for which he has applied, no further investigation shall be conducted, and the applicant shall be accepted or rejected on the basis of information already available. No applicant shall be rejected for failure to have a checking or savings account at a commercial bank, if said failure was truthfully stated by the applicant in his application;

5. If any item furnished by the applicant cannot be verified, or if he has proved to be an unsatisfactory tenant at his prior residence, or if his net weekly income as defined above is less than 90% of the monthly rental, such further and additional investigation may be conducted as may be judged necessary to determine the applicant's acceptability as a tenant, provided only that the extent of such additional investigation may not be determined or affected by the applicant's race, color, religion or national origin.

VI. A. Within thirty (30) days of the entry of this Order, Life Realty, Inc. will mail to each tenant in the buildings known as the West Point, Cornell, Princeton, Purdue, Syracuse, Northwestern and Clarkson Terrace, a notice in the form attached hereto as Attachment "C", and the defendants shall carry out the obligations described in said Attachment "C", which is made a part of this Order by reference.

B. Beginning no more than thirty (30) days from the entry of this Order, Life Realty, Inc. will maintain in its Brooklyn office a weekly "Special List" to be posted on Wednesday morning of each week, showing all those apartments known to be available in any building on Attachment "A" (other than those named in paragraph A. hereof), which will be available for occupancy no less than four weeks from the posting date. This special list will specify the price, size, rental, and whether utilities are included in the rent, and the date on which the apartment will be available for occupancy.

C. The special list described in paragraph B. above shall be available by written application with a $25.00 deposit until 5:00 P.M. of each Friday, exclusively to tenants of the seven buildings named in paragraph A. above, whose occupancy, as determined by lease date, shall have commenced after January 1, 1969 and prior to August 1, 1970. After 5:00 P.M. on each Friday the apartments on the special list shall be incorporated into the general list described in Part IV., paragraphs B. and C. of this Order.

D. Tenants in the aforementioned seven buildings who apply for any apartment on either the special or regular list at least four weeks prior to projected occupancy, and who qualify for said apartment under Part V C. of this Order, will be released from their lease obliga

tion and permitted to take occupancy of the new apartment without any penalty or sacrifice of security deposit, except in relation to liability for damage to the apartment vacated.

E. The provisions of Part VI. hereof shall terminate after one year from the first posting pursuant hereto, or after fifty (50) families of the named building shall have transferred to other buildings pursuant hereto, whichever is sooner.

VII. A. The defendants will, beginning ten (10) days after the entry of this Order, maintain the following records:

> 1. The log of applications described in Part IV. above, such log to designate tenants transferring pursuant to Part VI. hereof;
>
> 2. All applications, whether accepted or rejected, with accompanying credit checks and leases. Defendants will keep these records available for periodic inspection by the plaintiff's representatives for two years from the entry of this Order.

B. No less than three months and ten days from the entry of this Order, and thereafter at three-months intervals for two years, the defendants will prepare and send to counsel for plaintiff, reports including the following data: The total number of applications received, indicating the buildings for which applications were made; the name, address and race of the applicant;

whether or not the applicant was accepted or rejected and, if rejected, the reason for the rejection. Defendants may fulfill their obligations under this paragraph by

forwarding to the plaintiff at the prescribed intervals copies of the log which they have kept pursuant to Part IV. of this Order. In addition to the foregoing, the defendant shall mail to counsel for plaintiff, as part of each report a copy of each special list as defined in Part VI. B. of this Order. All notices and reports shall be addressed to Chief, Housing Section, Civil Rights Division, United States Department of Justice, Washington, D. C. - 20530.

VIII. IT IS FURTHER ORDERED, that whenever any future complaint arises under the provisions of this Order, except where the Government determines that there exists a need for emergency relief threatening the effectiveness of this decree, the Government shall furnish the defendants the name of the person who made such complaint and a brief description of the nature and substance of the complaint, including the date of the alleged incident and the building with respect to which the complaint was made. Thereafter, the defendant shall have fifteen (15) days from the date notice is received of such complaint and the nature thereof, to investigate such complaint, and if the complaint is determined by defendants to be valid, to advise the Government what steps, if any, have been taken to correct the conditions leading to the complaint; or, if the complaint is determined by defendants to be invalid, to advise the Government of the basis for determining the complaint to be invalid, before the Government shall apply to

this Court with any motion for an Order to Show Cause or any other motion to compel compliance with this Order. If the Government determines that a situation has arisen threatening the effectiveness of this decree, and that there is a need for emergency relief, notice to the defendants shall be by telephone without the filing of any papers; and the Court, after consulting orally with both parties by telephone, shall decide whether an emergency exists. If the Court determines that an emergency in fact exists, plaintiff may proceed to move for immediate relief without necessity for the fifteen (15) days' notice provided herein.

IX. Two years from the date this decree is entered, or thereafter, the defendants may move to dissolve this Order. If the United States fails to interpose any objection within thirty (30) days of the Notice of Motion, the injunction shall be dissolved and the complaint dismissed without a hearing or further Order of the Court.

X. No costs incurred prior to the date of this Order shall be assessed against the defendants in light of their agreement to take the affirmative steps described in this Order and in the simultaneous extrinsic agreement between the parties to this Order.

XI. The Court shall retain jurisdiction of this action for all purposes.

Dated: Brooklyn, New York,
January 25, 1971.

(S) Jack Bartels

UNITED STATES DISTRICT JUDGE
EASTERN DISTRICT OF NEW YORK

Without any adjudication of the merits, and without any admission by any party as to the existence or absence of liability, the undersigned apply for and consent to the entry of the above Order.

FOR THE PLAINTIFF

Jerris Leonard

JERRIS LEONARD
Assistant Attorney General
Civil Rights Division
U. S. Department of Justice

Edward R. Neaher

EDWARD R. NEAHER
United States Attorney
Eastern District of New York

Robert A. Morse

ROBERT A. MORSE
Chief Assistant U. S. Attorney
Eastern District of New York

Frank E. Schwelb

FRANK E. SCHWELB
Chief, Housing Section
Civil Rights Division
Department of Justice

Miriam R. Eisenstein

MIRIAM R. EISENSTEIN
Attorney, Department of Justice

Richard L. Master

RICHARD L. MASTER
Attorney, Department of Justice

FOR THE DEFENDANTS

Anderson & Allegaert

ANDERSON & ALLEGAERT
Attorneys for Life Realty , Inc.

Goldstein, Gurfein, Shames & Hyde

GOLDSTEIN, GURFEIN, SHAMES & HYDE
Attorneys for Apartment Leasing Corporation of America

Leonard Schoffman

LEONARD SCHOFFMAN
President, Life Realty, Inc.

Irwin Schoffman

IRWIN SCHOFFMAN
President, Apartment Leasing Corporation of America

ATTACHMENT "A"

OWNER	ADDRESSES IN BROOKLYN, NEW YORK
Amherst Leasing Corp.	845 - 43rd Street
Annapolis Leasing Corp.	2815 Coyle Street
Arcadia Leasing Corp.	3232 Shore Parkway
Atlantis Leasing Corp.	3235 Emmons Avenue
Bel Air Leasing Corp.	2775 East 12th Street
Belt Parkway Constr. Corp.	2625 East 15th Street
Buick Leasing Corp.	2626 Homecrest Avenue
Citadel Leasing Corp.	1 Prospect Park Southwest
Colgate Leasing Corp.	4411 Church Avenue
Cornell Leasing Corp.	665 New York Avenue
Dakota Leasing Company	2425 Nostrand Avenue
Danbury Leasing Company	388 Avenue X
Dartmouth Leasing Corp.	4114 Ninth Avenue
Delaware Leasing Company	7705 Bay Parkway
District Leasing Corp.	250 East 38th Street
Dodge Leasing Corp.	950 Rutland Road
Dover Leasing Corp.	2375 East 3rd Street
Georgetown Leasing Corp.	170 East 4th Street
Hampton Leasing Corp.	3205 Emmons Avenue.
Harvard Leasing Corp.	4190 Bedford Avenue
Hollywood Leasing Corp.	2750 Homecrest Avenue
Iowa Leasing Company	2401 Nostrand Avenue
Kings Highway Property Corp.	3900 Kings Highway
Life Management Corp.	2021 East 41st Street
Minnesota Leasing Corp.	1145 East 35th Street
Montauk Leasing Corp.	3191 Emmons Avenue
National Realty Co.	1640 Ocean Parkway
National Realty Co.	8301 Bay Parkway
National Realty Co.	35 Pierrepont Street
Nautilus Leasing Corp.	2790 Bragg Street
Newport Leasing Company	444 Avenue X
North Carolina Leasing Co.	2501 Nostrand Avenue
Northwestern Leasing Corp.	452 East 96th Street
Oxford Leasing Corp.	288 Bay 38th Street
Plymouth Leasing Corp.	410 Avenue X
Pontiac Leasing Corp.	2611 East 13th Street
Portland Leasing Corp.	2411 East 3rd Street
Purdue Leasing Corp.	450 Rockaway Parkway

J 1/28/71 Consent Order - USA v. Life Realty

Rakfel Realty Corp.	2047 Nostrand Avenue
Rakfel Realty Corp.	2054 Nostrand Avenue
Rakfel Realty Corp.	2064 Nostrand Avenue
Regent Leasing Co.	1035 Clarkson Avenue
Stanford Leasing Corp.	1625 Rockaway Parkway
Syracuse Leasing Corp.	1115 Willmohr Street
Tri Buildings	7410 Ridge Boulevard
Tri Buildings	7420 Ridge Boulevard
Virginia Gardens, Inc.	3502 Kings Highway
West Point Leasing Corp.	333 East 92nd Street
Westport Leasing Corp.	2800 Coyle Street
Wetherole Holding Corp.	295 Clinton Avenue
Wisconsin Leasing Co.	1201 Ocean Parkway

ATTACHMENT "B"

TO ALL APPLICANTS:

In order to promote nondiscrimination in housing in accordance with the Fair Housing Act of 1968, please check one of the following as to your race or national origin, IF YOU CHOOSE TO DO SO.

_____White

_____Black

_____Other

Failure to answer will not adversely affect your chance of getting an apartment.

_____
(Please Print) NAME

ATTACHMENT "C"

TO TENANTS WHOSE OCCUPANCY COMMENCED AFTER JANUARY 1, 1969 AND BEFORE AUGUST 1, 1970:

Dear Tenant:

We would like to offer you on a limited basis the following opportunity. If you desire to move to other of our buildings in Brooklyn, we will allow you to move without any penalty except for property damage to your present apartment. In addition, if you are accepted for another apartment, we will credit you towards the first month's rent of the new apartment to the extent of one month's rent of your present apartment. In other words, you will not have to pay the first month's rent on the new apartment, except to the extent that the new rent is higher than your present rent. However, if the new apartment rental is less than the rent you are now paying, you will receive the difference between the old monthly rent and the new rent for the first month, in cash, as well as your first month's rent free.

This offer applies only to those apartments appearing on lists available at Life Realty Corp., 1790 Flatbush Avenue, Brooklyn, New York, for occupancy not less than four (4) weeks from the date of application. This offer will expire when the first fifty (50) tenants have transferred under its terms, and in any event will expire one year from the date of this letter.

If you have any questions regarding this special offer, call Mr. Howard Jacobs at IL. 9-9021, or Mrs. Rheba Gelman at Life Realty Corp., 1790 Flatbush Avenue, Brooklyn, New York, telephone CL 8-9090.

Very truly yours,

APARTMENT LEASING CORPORATION OF AMERICA.

EXHIBIT A

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF NEW YORK
----------x

UNITED STATES OF AMERICA,

Plaintiff,

-against-

LIFE REALTY, INC., et al.,

Defendants.
----------x

CIVIL ACTION NO. 70 C 9(

AMENDMENT TO CONSENT ORDER OF JANUARY 28, 19

Upon the report of the parties dated December 6, 19 a copy of which is annexed hereto, the Consent Decree, entere on January 28, 1971, in this case is hereby amended so that paragraph V, c, 4 shall be:

4. If the information furnished by the applicant has been verified by defendants, and if he has been a satisfactory tenant at his prior residence, and if his net income per week, after deduction of the obligations listed in V, c, 1 (b) of this Order on a weekly basis, proves to be equal to at least 90% of the monthly rental of the apartment for which he has applied or his payment of rent shall be guaranteed by a legally enforceable contract by a duly

authorized government agency, no further investigation shall be conducted, and the applicant shall be accepted or rejected on the basis of information already available.

No applicant shall be rejected for failure to have a checking or savings account at a commercial bank, if said failure was truthfully stated by the applicant in his application;

Dated: Brooklyn, New York
December , 1971.

United States District Judge

The parties, by their attorneys, consent to the entry of this amendment to the Consent Order.

For the Plaintiff:

ROBERT A. MORSE
United States Attorney
Eastern District of New York

FRANK E. SCHWELB
Chief, Housing Section
Civil Rights Division
Department of Justice

HENRY A. BRACHTL
Assistant United States Attorney
Eastern District of New York

RICHARD L. HASTER
Attorney, Civil Rights Division
Department of Justice

For the Defendants:

GOLDSTEIN, SHAMES & HYDE
Attorneys for Defendants

By: _____
EDWARD BRODSKY
A Member of the Firm

E 170

K 1/29/73 Motion to dissolve consent decree

OFFICE COPY

FILED 1/30/73

ENTERED IN DIARY

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF NEW YORK

UNITED STATES OF AMERICA,

Plaintiff,

- against -

LIFE REALTY INC., et al.,

Defendants.

70 Civ. 964

NOTICE OF MOTION TO DISSOLVE CONSENT ORDER OF JANUARY 28, 1971, AS AMENDED

PLEASE TAKE NOTICE that upon the terms of Paragraph IX of the Consent Order of January 28, 1971, as amended, between plaintiff and defendants herein, and upon the annexed affidavit of Stephen Hochberg, sworn to the 25th day of January, 1973, and upon all the papers and proceedings had herein, the defendants will move this Court at a motion term thereof on the 28th day of February, 1973, at 9:30 o'clock in the forenoon, or as soon thereafter as counsel may be heard, before the Honorable Jack B. Weinstein, at the United States District Courthouse for the Eastern District of New York for an order dissolving said consent decree and for such other and further relief as the Court may deem just and proper.

E 171

K 1/29/73 Motion to dissolve consent decree

Dated: New York, New York
January 29, 1973

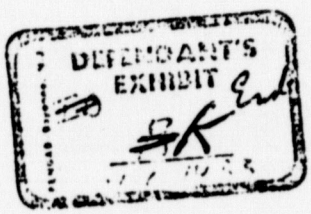
Yours, etc.,

GOLDSTEIN, SHAHES & HYDE

By _____
A Member of the Firm
Attorneys for Defendants
LIFE REALTY INC., ET AL.,
655 Madison Avenue
New York, New York 10021

TO:

Robert A. Morse,
UNITED STATES ATTORNEY
FOR THE EASTERN DISTRICT
OF NEW YORK
United States Courthouse
225 Cadman Plaza East
Brooklyn, New York 11201



E 172

K 1/29/73 Motion to dissolve consent decree

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF NEW YORK

UNITED STATES OF AMERICA,

Plaintiff,

- against -

LIFE REALTY INC., et al.,

Defendants.

CIVIL ACTION NO. 764

NOTICE OF MOTION TO DISSOLVE CONSENT ORDER OF JANUARY 28, 1971, AS AMENDED

PLEASE TAKE NOTICE that upon the terms of Paragraph IX of the Consent Order of January 28, 1971, as amended, between plaintiff and defendants herein, and upon the annexed affidavit of Stephen Hochberg, sworn to the 25th day of January, 1973, and upon all the papers and proceedings had herein, the defendants will move this Court at a Motion term thereof on the 28th day of February, 1973, at 9:30 o'clock in the forenoon, or as soon thereafter as counsel may be heard, before The Honorable Jack B. Weinstein, at the United States District Courthouse for the Eastern District of New York for an order dissolving said consent

decree and for such other and further relief as the Court may deem just and proper.

Dated: Brooklyn, New York
January 24, 1973

Yours, etc.,

GOLDSTEIN, SHAMES & HYDE
Attorneys for Defendants
655 Madison Avenue
New York, New York 10021

TO:

Robert A. Morse,
UNITED STATES ATTORNEY
FOR THE EASTERN DISTRICT OF NEW YORK
United States Courthouse
225 Cadman Plaza East
Brooklyn, New York 11201

K 1/29/73 Motion to dissolve consent decree

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF NEW YORK

----------x

UNITED STATES OF AMERICA, :

Plaintiff, : 70 Civ. 964

- against - : AFFIDAVIT

LIFE REALTY INC., ET AL., :

Defendants. :

----------x

STATE OF NEW YORK)
: ss.:
COUNTY OF NEW YORK)

STEPHEN HOCHBERG, being duly sworn, deposes and says:

I am an attorney and counsel to defendant The Lefrak Organization. I am familiar with the facts surrounding this litigation and the present motion. This affidavit is submitted in support of a motion to dissolve the consent order of January 28, 1971, as amended (Exhibit A annexed hereto), pursuant to paragraph IX of said order which states:

> "Two years from the date this decree is entered, or thereafter, the defendants may move to dissolve this Order. If the United States fails to interpose any objection within thirty days of the Notice of Motion, the injunction shall be dissolved and the complaint dismissed without a hearing or further Order of the Court."

On August 6, 1970, the United States of America, by the Attorney General, commenced this action to prevent the

defendants from continuing "a pattern and practice of resistance" to the Fair Housing Act of 1968, 42U.S.C., §3601, et seq. Subsequently, extended negotiations were undertaken by the parties in an effort to resolve the issues raised by the complaint. On January 28, 1971, a Consent Order (later amended, which amendment is in no way relevant to this proceeding) was entered into by the parties thereby settling the litigation without any adjudication of the merits and without any admission by any party as to the existence or absence of liability.

The Order required that specific steps be immediately taken by defendants. Certain procedures were temporary, and have since been automatically terminated pursuant to the provisions of paragraph VI,E of the Order, after full compliance therewith (see Exhibit B attached hereto).

In addition, the defendants, immediately after the Consent decree was executed, adopted and implemented a standard procedure for the approval of all applicants for apartments pursuant to paragraph V,C of the Order. The defendants also adopted and implemented a detailed procedure for handling and processing post-order complaints pursuant to paragraph VIII of the Order. In both instances these procedures, ingrained by almost two years of usage, have become an integral part of defendants' ongoing business operation.

It is worth noting that only once during the entire period, on August 23, 1971, did plaintiff question the rejection

of any applications (the applications of Ralph E. Mitchell and Suze Raphael) to which defendants promptly and fully responded (see Exhibit C attached hereto). Plaintiff, apparently satisfied with the response, did not again contact the defendants.

Over the course of the past two years defendants, under the terms of paragraph VII,A of the order, have kept various special records for plaintiff's inspection. Additionally, and as required by the Consent Order, daily logs for each quarterly period are kept. These logs (see Exhibit D) are a rather detailed compilation which must be gathered from applications (see Exhibit E), "Attachment A" (see Exhibit F), credit reports and personal observations. This procedure interrupts the normal workday routine and is particularly disruptive and burdensome.

Under the terms of paragraph VII,B of the Order, defendants have been forwarding, in a timely manner, quarterly data and reports, as required by the Order, to Washington, D.C. Additionally, at the specific oral request of the Justice Department made to Richard Lefrak and me, defendants have included in these quarterly reports copies of each and every application made by a prospective tenant together with the attendant "Attachment A" (see Exhibits E and F). During the period for which the order has been in force up to and including December 31, 1972, between 2,000 and 2,500 applications have been processed (including guarantors) and about 750 sheets of paper compiled and sent to Washington, D.C. four times a year (see Exhibit G).

This massive burden is onerous and oppressive and the entire process has a costly, unsettling and disruptive effect on defendants' regular course of business.

After two years of scrupulous compliance over and above the terms of the Consent Order defendants have proved their good faith. This is best illustrated and most emphatically driven home by the fact that government counsel in one of the hearings before this Court at which I was present, commented on the fact that defendants had been complying with the letter and the spirit of the Consent Order.

Defendants intend to continue to use the application renting procedures and/criteria outlined in the consent decree and will continue to abide by the law as set forth in the Fair Housing Act.

No previous application for the relief sought herein has been made.

WHEREFORE, it is respectfully requested that the Consent Order of January 28, 1971, as amended, between the United States of America, plaintiff, and Life Realty Inc., et al., defendants, be dissolved.

Sworn to before me this
22nd day of January, 1973.

Rosalind Lukman

ROSALIND LUKMAN
Notary Public, State of New York
No. 31-0935110
Qualified in New York County
Commission Expires March 30, 1973

Stephen Hochberg

K 1/29/73 Motion to dissolve consent decree

- - - - - - - - - - - - - - - - - X

UNITED STATES OF AMERICA

Plaintiff

-against-

LIFE REALTY, INC., et al.

Defendants

- - - - - - - - - - - - - - - - - X

CONSENT ORDER

Civil Action
No. 70 C 964

I. The Apartment Leasing Corporation of America (Leasing), which manages all the buildings which are listed on Attachment "A" hereto, submits to the jurisdiction of this Court, and warrants to the Court that it has the power and authority to carry out the provisions of those paragraphs of this Order directed to it, subject to liability for contempt for failure to carry out such provisions. Said Leasing consents to be a party-defendant to this action, without amendment of the complaint. Accordingly, IT IS SO ORDERED.

II. IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that the complaint against the following individuals: Samuel J. Lefrak, Anthony Cuccia and Rheba Gelman, is dismissed against them in their personal capacities, with prejudice as to the allegations with respect to the buildings set forth in Attachment "A" hereto, predating this Order.

III. IT IS FURTHER ORDERED, that Life Realty, Inc., Leasing, their agents, employees, successors[1], and all those in active concert or participation with any of them[2], are permanently enjoined with regard to the buildings in Brooklyn named on Attachment "A", from:

A. Representing to any person, because of race, color, religion or national origin, that any dwelling is unavailable for inspection or rental, when such dwelling is in fact available; and

B. Making unavailable or denying any dwelling to any person on account of race, color, religion or national origin.

IV. In order to assure nondiscriminatory assignment of tenants, and to encourage integration of the buildings listed on Attachment "A" hereto, Life Realty, Inc. will:

1/ For the purpose of this order the term "successors" shall be defined as follows: The successors of Life Realty, Inc. include any person or group of persons who in the future may act as rental agent for any of the buildings in Brooklyn rented by Life Realty, Inc. at the time this decree is entered, unless the ownership of any such building shall be changed in a bona fide arms' length transaction.

Further, for the purpose of this Order the successors of Apartment Leasing Corporation of America shall include any person or group of persons who in the future may act as managing agent for the buildings in Brooklyn listed on Attachment "A" hereto, unless both the ownership and management of any such building in Attachment "A" shall be changed in a bona fide arms' length transaction. The defendants will notify the plaintiffs at least thirty (30) days prior to any projected transfer of title.

2/ As used in the remainder of this Order, the terms "Defendant" or "Defendants", or the named defendants, include employees, agents, successors, assigns, and all those acting in concert or participation with any of them.

K 1/29/73 Motion to dissolve consent decree

A. Maintain a date and time-punch clock in its rental office in Brooklyn, and stamp every application which is submitted together with a $25.00 deposit, with the date and time of filing;

B. On Wednesday of each week, compile a list of apartments for which Life Realty, Inc. is rental agent, believed to be available for rent, including the size, rent, (specifying whether utilities are included), the address of the building, and the probable date when a new tenant may take occupancy;

C. Display such list of available apartments at all times after it is compiled in a prominent place in its Brooklyn office, and include on the current weekly list all apartments available for rent;

D. Eliminate from said list apartments for which incumbent tenants have reserved orally or in writing since its listing, or for which application with a $25.00 deposit has been received, by striking such apartment from the list. Whenever application is made for any apartment appearing upon the list, the application shall be recorded with the name and race of the applicant as provided for in paragraph E. below, and date and time of filing in a daily log, as more fully set forth below.

E. Maintain for two years from the entry of this decree, as a daily log, all applications filed (retaining the original applications), with the following information:

1. The name of the applicant and his or her race (Black, White or Other) as perceived by the defendants' agents, unless race has been voluntarily furnished by the applicant on a form such as the one attached hereto as Attachment "B";

2. The building, the apartment applied for, the date and time of filing, whether the applicant was accepted or rejected and, if the applicant was rejected, the reason therefor.

F. Accept applications only for specific available units in the Brooklyn buildings appearing on Attachment "A" hereto, and will not take applications which fail to specify a particular unit;

G. Within thirty (30) days of the entry of this Order, mail to every tenant in the buildings listed on Attachment "A" hereto the first list of available apartments to be published pursuant to paragraph B. above, together with a statement that such apartments are available on a first-come, first-served basis (provided that the applicant meets the qualifications set forth in Part V. of this Order), and that similar lists may thereafter be viewed at Life Realty, Inc. offices at 1790 Flatbush Avenue, Brooklyn, New York.

V. The defendants will:

A. Post and maintain in the Life Realty, Inc. offices in Brooklyn, in a prominent place, where it is clearly visible to all applicants, a sign reading as follows:

> "UNDER THE FEDERAL FAIR HOUSING ACT OF 1968, ALL APARTMENTS RENTED THROUGH THIS OFFICE SHALL BE AVAILABLE WITHOUT REGARD TO RACE, COLOR, RELIGION OR NATIONAL ORIGIN"

B. Through a joint press release with the plaintiff, or otherwise, communicate to the general public, including members of minority groups, their policy favoring integration in housing;

C. Adopt and implement the following standard procedure for approval of all applicants for apartments:

1. All applicants will indicate upon their applications:

(a) Home address, age, sex, marital status and name of spouse, relative or other person who will live in the apartment;

ONLY COPY AVAILABLE

(b) Employment, address of employer, gross salary, net salary (after withholding tax, other income and obligations on installment contracts, conditional sales, bank loans, finance company loans, mortgage loans, payments required to be made on judgments, garnishments, and all other information showing, on a monthly basis, the obligations (in amounts) of the applicant; and the same information, together with the age for any working spouse or other person who will live in the apartment;

(c) The name of any bank in which any or all adult applicants maintain either a checking account or savings account;

(d) Former residence and landlord of all prospective occupants;

2. The information furnished pursuant to paragraphs (a) through (d) above, will be verified by defendants and if it proves accurate, an appropriate indication will be made on the application or on an accompanying form as to whether verification has been made;

3. If the applicant is rejected, the reasons for the rejection shall be entered upon the application and the applicant will be informed within five days thereafter of the fact of his rejection;

4. If the information furnished by the applicant has been verified by defendants, and if he has been a satisfactory tenant at his prior residence, and if his net income per week, after deduction of the obligations listed in V. C. 1. (b) of this Order on a weekly basis, proves to be equal to at least 90% of the monthly rental of the apartment for which he has applied, no further investigation shall be conducted, and the applicant shall be

accepted or rejected on the basis of information already available. No applicant shall be rejected for failure to have a checking or savings account at a commercial bank, if said failure was truthfully stated by the applicant in his application;

5. If any item furnished by the applicant cannot be verified, or if he has proved to be an unsatisfactory tenant at his prior residence, or if his net weekly income as defined above is less than 90% of the monthly rental, such further and additional investigation may be conducted as may be judged necessary to determine the applicant's acceptability as a tenant, provided only that the extent of such additional investigation may not be determined or affected by the applicant's race, color, religion or national origin.

VI. A. Within thirty (30) days of the entry of this Order, Life Realty, Inc. will mail to each tenant in the buildings known as the West Point, Cornell, Princeton, Purdue, Syracuse, Northwestern and Clarkson Terrace, a notice in the form attached hereto as Attachment "C", and the defendants shall carry out the obligations described in said Attachment "C", which is made a part of this Order by reference.

B. Beginning no more than thirty (30) days from the entry of this Order, Life Realty, Inc. will maintain in its Brooklyn office a weekly "Special List" to be posted on Wednesday morning of each week, showing all those apartments known to be available in any building on Attachment "A" (other than those named in paragraph A. hereof),

which will be available for occupancy no less than four weeks from the posting date. This special list will specify the price, size, rental, and whether utilities are included in the rent, and the date on which the apartment will be available for occupancy.

C. The special list described in paragraph B. above shall be available by written application with a $25.00 deposit until 5:00 P.M. of each Friday, exclusively to tenants of the seven buildings named in paragraph A. above, whose occupancy, as determined by lease date, shall have commenced after January 1, 1969 and prior to August 1, 1970. After 5:00 P.M. on each Friday the apartments on the special list shall be incorporated into the general list described in Part IV., paragraphs B. and C. of this Order.

D. Tenants in the aforementioned seven buildings who apply for any apartment on either the special or regular list at least four weeks prior to projected occupancy, and who qualify for said apartment under Part V. C. of this Order, will be released from their lease obligation and permitted to take occupancy of the new apartment without any penalty or sacrifice of security deposit, except in relation to liability for damage to the apartment vacated.

E. The provisions of Part VI. hereof shall terminate after one year from the first posting pursuant hereto, or after fifty (50) families of the named building

shall have transferred to other buildings pursuant hereto, whichever is sooner.

VII. A. The defendants will, beginning ten (10) days after the entry of this Order, maintain the following records:

> 1. The log of applications described in Part IV. above, such log to designate tenants transferring pursuant to Part VI. hereof;
>
> 2. All applications, whether accepted or rejected, with accompanying credit checks and leases. Defendants will keep these records available for periodic inspection by the plaintiff's representatives for two years from the entry of this Order.

B. No less than three months and ten days from the entry of this Order, and thereafter at three-months intervals for two years, the defendants will prepare and send to counsel for plaintiff, reports including the following data: The total number of applications received, indicating the buildings for which applications were made; the name, address and race of the applicant; whether or not the applicant was accepted or rejected and, if rejected, the reason for the rejection. Defendants may fulfill their obligations under this paragraph by forwarding to the plaintiff at the prescribed intervals copies of the logs which they have kept pursuant to Part IV. of this Order. In addition to the foregoing, the defendants shall send to counsel for plaintiff, as part of each report,

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a copy of each special list as defined in Part VI. B. of this Order. All notices and reports shall be addressed to Chief, Housing Section, Civil Rights Division, United States Department of Justice, Washington, D. C. - 20530.

VIII. IT IS FURTHER ORDERED, that whenever any future complaint arises under the provisions of this Order, except where the Government determines that there exists a need for emergency relief threatening the effectiveness of this decree, the Government shall furnish the defendants the name of the person who made such complaint and a brief description of the nature and substance of the complaint, including the date of the alleged incident and the building with respect to which the complaint was made. Thereafter, the defendant shall have fifteen (15) days from the date notice is received of such complaint and the nature thereof, to investigate such complaint, and if the complaint is determined by defendants to be valid, to advise the Government what steps, if any, have been taken to correct the conditions leading to the complaint; or, if the complaint is determined by defendants to be invalid, to advise the Government of the basis for determining the complaint to be invalid, before the Government shall apply to this Court with any motion for an Order to Show Cause or any other motion to compel compliance with this Order. If the Government determines that a situation has arisen threatening the effectiveness of this decree, and that

there is a need for emergency relief, notice to the defendants shall be by telephone without the filing of any papers; and the Court, after consulting orally with both parties by telephone, shall decide whether an emergency exists. If the Court determines that an emergency in fact exists, plaintiff may proceed to move for immediate relief without necessity for the fifteen (15) days' notice provided herein.

IX. Two years from the date this decree is entered, or thereafter, the defendants may move to dissolve this Order. If the United States fails to interpose any objection within thirty (30) days of the Notice of Motion, the injunction shall be dissolved and the complaint dismissed without a hearing or further Order of the Court.

[illegible] prior to the date of this Order [illegible] against the defendants in light of their agreement to take the affirmative steps described in this Order and in the simultaneous extrinsic agreement between the parties to this Order.

XI. The Court shall retain jurisdiction of this action for all purposes.

Dated: Brooklyn, New York,
January , 1973.

UNITED STATES DISTRICT JUDGE
EASTERN DISTRICT OF NEW YORK

Without any adjudication of the merits, and without any admission by any party as to the existence or absence of liability, the undersigned apply for and consent to the entry of the above Order.

FOR THE PLAINTIFF

JERRIS LEONARD
Assistant Attorney General
Civil Rights Division
U. S. Department of Justice

EDWARD R. NEAHER
United States Attorney
Eastern District of New York

ROBERT A. MORSE
Chief Assistant U. S. Attorney
Eastern District of New York

FRANK E. SCHWELB
Chief, Housing Section
Civil Rights Division
Department of Justice

MIRIAM R. WIESENFELD
Attorney, Department of Justice

RICHARD L. HAUSER
Attorney, Department of Justice

FOR THE DEFENDANTS

ATTACHMENT "A"

OWNER	ADDRESS IN BROOKLYN, NEW YORK
Amherst Leasing Corp.	845 - 43rd Street
Annapolis Leasing Corp.	2815 Coyle Street
Arcadia Leasing Corp.	3232 Shore Parkway
Atlantis Leasing Corp.	3235 Emmons Avenue
Bel Air Leasing Corp.	2775 East 12th Street
Belt Parkway Constr. Corp.	2625 East 15th Street
Buick Leasing Corp.	2626 Homecrest Avenue
Citadel Leasing Corp.	1 Prospect Park Southwest
Colgate Leasing Corp.	4411 Church Avenue
Cornell Leasing Corp.	665 New York Avenue
Dakota Leasing Company	2425 Nostrand Avenue
Danbury Leasing Company	388 Avenue X
Dartmouth Leasing Corp.	4114 Ninth Avenue
Delaware Leasing Company	7705 Bay Parkway
District Leasing Corp.	250 East 38th Street
Dodge Leasing Corp.	950 Rutland Road
Dover Leasing Corp.	2375 East 3rd Street
Georgetown Leasing Corp.	170 East 4th Street
Hampton Leasing Corp.	3205 Emmons Avenue
Harvard Leasing Corp.	4190 Bedford Avenue
Hollywood Leasing Corp.	2750 Homecrest Avenue
Iowa Leasing Company	2401 Nostrand Avenue
Kings Highway Property Corp.	3990 Kings Highway
Life Management Corp.	2021 East 41st Street
Minnesota Leasing Corp.	1145 East 35th Street
Montauk Leasing Corp.	3191 Emmons Avenue
National Realty Co.	1640 Ocean Parkway
National Realty Co.	8301 Bay Parkway
National Realty Co.	35 Pierrepont Street
Nautilus Leasing Corp.	2790 Bragg Street
Newport Leasing Company	444 Avenue X
North Carolina Leasing Co.	2501 Nostrand Avenue
Northwestern Leasing Corp.	452 East 96th Street
Oxford Leasing Corp.	283 Bay 38th Street

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Plymouth Leasing Corp.	410 Avenue X
Pontiac Leasing Corp.	2611 East 13th Street
Portland Leasing Corp.	2411 East 3rd Street
Purdue Leasing Corp.	450 Rockaway Parkway
Rakfel Realty Corp.	2047 Nostrand Avenue
Rakfel Realty Corp.	2054 Nostrand Avenue
Rakfel Realty Corp.	2064 Nostrand Avenue
Regent Leasing Co.	1035 Clarkson Avenue
Stanford Leasing Corp.	1625 Rockaway Parkway
Syracuse Leasing Corp.	1115 Willmohr Street
Tri Buildings	7410 Ridge Boulevard
Tri Buildings	7420 Ridge Boulevard
Virginia Gardens, Inc.	3502 Kings Highway
West Point Leasing Corp.	333 East 92nd Street

ATTACHMENT "B"

TO ALL APPLICANTS:

In order to promote nondiscrimination in housing in accordance with the Fair Housing Act of 1968, please check one of the following as to your race or national origin, IF YOU CHOOSE TO DO SO.

_____White

_____Black

_____Other

Failure to answer will not adversely affect your chance of getting an apartment.

_____

(Please Print) NAME _____

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K 1/29/73 Motion to dissolve consent decree

EXHIBIT "C"

TO TENANTS WHOSE OCCUPANCY COMMENCED AFTER JANUARY 1, 1969 BUT BEFORE AUGUST 1, 1970:

Dear Tenant:

We would like to offer you on a limited basis the following opportunity. If you desire to move to other of our buildings in Brooklyn, we will allow you to move without any penalty except for property damage to your present apartment. In addition, if you are accepted for another apartment, we will credit you towards the first month's rent of the new apartment to the extent of one month's rent of your present apartment. In other words, you will not have to pay the first month's rent on the new apartment, except to the extent that the new rent is higher than your present rent. However, if the new apartment rental is less than the rent you are now paying, you will receive the difference between the old monthly rent and the new rent for the first month, in cash, as well as your first month's rent free.

This offer applies only to those apartments appearing on lists available at Life Realty Corp., 1790 Flatbush Avenue, Brooklyn, New York, for occupancy not less than four (4) weeks from the date of application. This offer will expire when the first fifty (50) tenants have transferred under its terms, and in any event will expire one year from the date of this letter.

If you have any questions regarding this special offer, call Mr. Robert Jacobs at TI. 9-9021, or Mrs. Rhoda Gelman at Life Realty Corp., 1790 Flatbush Avenue, Brooklyn, New York, telephone CO. 8-9090.

Very truly yours,

APARTMENT LEASING CORPORATION OF AMERICA.

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K 1/29/73 Motion to dissolve consent decree

IN THE UNITED STATES DISTRICT COURT FOR THE

EASTERN DISTRICT OF NEW YORK

UNITED STATES OF AMERICA, Plaintiff, v. LIFE REALTY, INC., et al. Defendants.	CIVIL ACTION NO. 70 C 964 AMENDMENT TO CONSENT ORDER OF JANUARY 28, 1971

The Consent Decree, entered on January 28, 1971, in this case is hereby amended so that paragraph V, c, 4 shall be:

4. If the information furnished by the applicant has been verified by defendants, and if he has been a satisfactory tenant at his prior residence, and if his net income per week, after deduction of the obligations listed in V, c, 1 (b) of this Order on a weekly basis, proves to be equal to at least 90% of the monthly rental of the apartment for which he has applied or his payment of rent shall be guaranteed by a legally enforceable contract by a duly

authorized government agency, no further investigation shall be conducted, and the applicant shall be accepted or rejected on the basis of information already available. No applicant shall be rejected for failure to have a checking or savings account at a commercial bank, if said failure was truthfully stated by the applicant in his application;

Dated: Brooklyn, New York
December , 1971.

United States District Judge
Eastern District of New York

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K 1/29/73 Motion to dissolve consent decree

The parties, by their attorneys, consent to the entry of this amendment to the Consent Order.

For the Plaintiff:

ROBERT A. MORSE
United States Attorney
Eastern District of New York

FRANK E. SCHWELB
Attorney
Department of Justice

HENRY BIANCHI
Assistant United States Attorney
Eastern District of New York

[redacted]
Attorney
Department of Justice

For the Defendants:

STEVEN HOCHBERG
Attorney for Lefrak Management Compan

EDGARD BRODSKY
Goldstein, Shames and Hyde

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E 196

K 1/29/73 Motion to dissolve consent decree

[redacted]

CERTIFIED MAIL
R.R.R. ([redacted])

April 25, 1972

Mr. Frank Schwelb
United States Justice Dept.
Civil Rights Division
550 - 11th Street
Washington, D.C.

Dear Mr. Schwelb:

Pursuant to the Consent Order in civil action No. 70C 964, United States v. Lefrak Realty, Inc., et al. I am submitting to you the following [illegible]:

1) The applications from 1/1/72 through and including 3/31/72;

2) The daily logs for the dates 1/1/72 through and including 3/31/72;

3) A copy of the "Special Lists" for the period beginning 1/1/72 through and including 3/4/72.

Please be advised that pursuant to subparagraph VII of the Consent Order, all provisions of part VI of the Consent Order terminated as of 3/4/72.

Please be further advised that during the period 1/1/72 through and including 3/4/72, there were no special transfers under the procedure described in subparagraph VII.C of the Consent Order.

There applicants [illegible] are reporting additional under the Consent Order for the period through and including 3/31/72.

With every best wish.

Sincerely,

Stephen Hochberg
Attorney for
Lefrak Management Co.

SH:hf
Enc.

E 197

K 1/29/73 Motion to dissolve consent decree

[redacted]
TEL. (212) [redacted]

September 16, 1971

Mr. Frank Schwelb
U.S. Justice Department
Civil Rights Division
550 Eleventh Street
Washington, D.C.

Re: United States v. Life Realty, et al.

Dear Sir:

Your letter of August 23, 1971 to Edward Brodsky, Esq., which raised several questions dealing with specific applicants and with Life Realty's renting practice regarding welfare recipients, has been referred to me for response.

I have reviewed our records in regard to the rejection of Suze Raphael and Ralph E. Mitchell. I have found the following:

SUZE RAPHAEL

Miss Raphael's application of June 10th, lists Nicole Raphael as a prospective co-tenant, but does not indicate that Nicole would, in any way, contribute toward the rent nor that Nicole would be legally obligated to do so. It would, therefore, have been correct for Life Realty to review only Suze's net income to determine income qualification. Nevertheless, our Credit Report considered both Suze's and Nicole's income. Our investigation disclosed that Suze's net weekly income was approximately $83.00 and that Nicole's net weekly income was about $71.00, for a combined total of $154.00. Since the apartment for which Suze Raphael applied carried a monthly rental of $185.00, the combined income of Suze and Nicole was well below the 90% criteria contained in Paragraph VC(4) of our Consent Order. Suze Raphael's application states as reason for rejection "insufficient income". The log for June 10, 1971 submitted to you states the ground for rejection as "insufficient income - refund - applicant overstated net income". A refund, of course, was given to the applicant.

It is important to note that on May 14, 1971, Suze Raphael applied for apartment 6G5 at 2047 Kostrand Avenue, Brooklyn, a predominently "white building"; that the monthly rental for that apartment was $103.62; that the applicant was accepted,

but cancelled on her own accord and the deposit was gratuitously refunded.

RALPH E. MITCHELL

Mr. Mitchell's application states his weekly gross income was $9,300. He clearly must have meant his annual income. The apartment he made application for had a monthly rental of $193.00. Our Credit Report indicates that Mr. Mitchell's salary is $177.00 per week and that because he has no exemptions save himself, his net weekly income is about $139.00. Since $139.00 is considerably less than 90% of $193.00, Life Realty was well within the criteria of the Consent Order when it rejected his application. The application itself states as the reason, "insufficient income". The log for June 3, 1971, submitted to you states as the reason for rejection, "insufficient income - refund". A refund was, of course, made to the applicant.

We now have the matter of Life Realty's renting practice in regard to welfare recipients under review. You may expect an elucidation of our position on this matter in the very near future.

I trust that any questions you may have had as to the rejection of Suze Raphael (the rejection of her June 10th application only; she was accepted on her May 14th application) and of Ralph E. Mitchell, have now been answered to your satisfaction.

Sincerely,

Stephen Hochberg

SH:fsw
cc: Edward Brodsky, Esq.

DAILY LOG

DATE _____

	RACE	BUILDING	APT. #	TIME	ACCEPTED OR REJECTED	IF REJECTED, GIVE DATE AND REASON

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(9071

Lease Term: _____ Yrs. _____ Mos. _____

Security: _____ Mos. or $ _____

ICATION FOR APARTMENT

NO DOGS, CATS, OR PETS ALLOWED

gor Applicant _____ Sex _____ Age _____ Home Phone _____

nt Address _____ Apt. # _____ How Long? _____

or Irencee name _____ Age _____ No. of Children _____

	Name	Age	Sex
ONLY THE PERSONS LISTED IN PARAGRAPH #3 ARE TO RESIDE WITH APPLICANT.			

Security Number _____

Social Security Number _____ Other Occupants _____

(See Attachment "A") Black ☐ White ☐ Other ☐

nt Employer or Business Affiliation _____

ss _____ Phone _____

Long Affiliated? _____ In what capacity? _____

nt Employer or Business Affiliation of Wife ☐ Son ☐ Daughter ☐ Co-Tenant ☐ None ☐

_____ Phone _____

ss _____ Position _____

ous Employer, if present employment less than one year:

_____ Address _____

Weekly Gross Income	$ _____	Exemptions _____	Take Home Pay $ _____
Income _____	$ _____	_____	_____
Income _____	$ _____	_____	_____

NET FAMILY INCOME (Take Home Pay Plus "Other") $ _____

SE STATE REGULAR PAYMENTS DUE ON THE FOLLOWING: (If None, Write None)

	Name of Creditor	Address	A/C # or Court	Monthly Payment
Loans				
Loans				
tional Sales				
Regular Payments				
rents & Garnishees				
ny/Child Support				

ing A/Cs _____ A/C # _____ Address _____

_____ A/C # _____ Address _____

e of emergency contact: Name _____ Address _____ Phone _____

nt Landlord's Name and Address _____ Amount of rent $ _____

_____ Length of your residency _____

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or Address _____, Length of your residency _____

is agreed that upon execution of the lease by applicant, said applicant shall deposit with the Landlord and/or its agents a sum (in-
ding deposit) equivalent to _____ month's rent, representing rent in advance and/or security. Applicant has hereby made
posit in the amount of $ _____ . ☐ Cash ☐ Check

It is further agreed that the sum of $_____ shall be retained by the Landlord of the noted premises as liquidated damages by reason of applicant's withdrawal of application and/or applicant's failure to execute lease within five (5) days notice from agent to execute same.

It is agreed that this application is subject to acceptance or rejection at any time by the Landlord at his discretion.

I hereby state that the above representations are true.

y: _____ _____
LIFE REALTY CORP. APPLICANT'S SIGNATURE

eferred by: Publication ☐ Recommendation ☐ _____
APPLICANT'S SIGNATURE

MARKS: _____

APPLICATION ACCEPTED_____ REJECTED_____ Date Applicant Notified _____

REASON (For Office Use Only) _____

K 1/29/73 Motion to dissolve consent decree

ATTACHMENT "A"

TO ALL APPLICANTS:

In order to promote nondiscrimination in housing in accordance with the Fair Housing Act of 1968, you may answer #4 on the application, IF YOU CHOOSE TO DO SO.

Failure to answer will not adversely affect your chance of getting an apartment.

_____

Applicant's Signature

Bldg. _____ Apt. _____

Name _____

E 203

K 1/29/73 Motion to dissolve consent decree

May 5, 1971

Mr. Frank Schwelb
U. S. Justice Department
Civil Rights Division
550 11th Street
Washington, D. C.

Dear Mr. Schwelb:

Pursuant to the agreement, I am herewith submitting to you the following information.

1. The applications from 2/11/71 through 4/16/71.

2. The daily logs kept between 2/11/71 through 4/16/71.

3. A copy of the weekly "Special List" from 2/18/71 through 4/29/71.

Please be advised that the applicants who transferred pursuant to the terms of the "Special List" are noted in the daily log, with the exception of Maurice and Pamela Walme who transferred from Apartment 2-N in the Northwestern to Apartment 6-G in Kings Highway. The above tenant transferred on Feb. 2nd, which was prior to the date of the first entry in the log book. I am therefore enclosing a copy of the application by Maurice and Pamela Walme.

Please note that applications from 4/16/71 to the present are still being processed and will be included in our next submission.

With every good wish,

Very truly yours,

Richard S. Lefrak

RSL:ET
Encls.

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

E 204

K 1/29/73 Motion to dissolve consent decree

67-77 QUEENS BOULEVARD
FOREST HILLS, N. Y. 11374
TEL. (212) 896-2132

August 2, 1971

Mr. Frank Schwelb
U. S. Justice Department
Civil Rights Division
550 11th Street
Washington, D. C.

Dear Mr. Schwelb:

Pursuant to the Consent Order in Civil Action No. 70C 964, U. S. v Lefrak Realty, Inc., et al, I am hereby submitting to you the following information:

1. The applications from 4/17/71 through and including 6/30/71;

2. The daily logs for the dates 4/17/71 through and including 6/30/71;

3. A copy of the weekly "Special Lest" for the weeks beginning 5/5/71 through and including 6/30/71.

Please be advised that during the period 4/17/71 through and including 6/30/71 there were no special transfers under the procedure described in VI D of the Consent Order.

These enclosures fulfill our reporting obligations under the Consent Order for the period through and including 6/30/71.

With every good wish.

Very truly yours,

SH:dt
enclosures

Stephen Hochberg
Attorney for Lefrak Management Co.

E 205

K 1/29/73 Motion to dissolve consent decree

November 1, 1971

Mr. Frank Schwelb
United States Justice Dept.
Civil Rights Division
550 Eleventh Street
Washington, D.C.

Dear Mr. Schwelb:

Pursuant to the Consent Order in Civil Action No. 700 994, United States v. Life Realty, Inc., et al, I am hereby submitting to you the following information:

1) The applications from 7/1/71 through and including 9/30/71;

2) The daily logs for the dates 7/1/71 through and including 9/30/71;

3) A copy of the "Special Lists" for the period beginning 7/1/71 through and including 9/30/71.

Please be advised that during the period 7/1/71 through and including 9/30/71 there were no special transfers under the procedure described in VI D of the Consent Order.

These enclosures fulfill our reporting obligations under the Consent Order for the period through and including 9/30/71.

With every best wish.

Sincerely,

sh:hh

Stephen Hochberg
Attorney for
Lefrak Management Co.

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E 206

K 1/29/73 Motion to dissolve consent decree

January 24, 1972

Mr. Frank Schwelb
United States Justice Dept.
Civil Rights Division
550 - 11th Street
Washington, D.C.

Dear Mr. Schwelb:

Pursuant to the Consent Order in Civil Action No. 700 95h, United States v. Life Realty, Inc., et al, I am submitting to you the following information:

1) The applications from 10/1/71 through and including 12/31/71;

2) The daily logs for the dates 10/1/71 through and including 12/31/71;

3) A copy of the "Special Lists" for the period beginning 10/1/71 through and including 12/31/71.

Please be advised that during the period 10/1/71 through and including 12/31/71, there were no special transfers under the procedure described in VI D of the Consent Order.

These enclosures fulfill our reporting obligations under the Consent Order for the period through and including 12/31/71.

With every best wish.

Sincerely,

sh:hh
enc

Stephen Hochberg
Attorney for
Lofrak Management Co.

E 207

K 1/29/73 Motion to dissolve consent decree

July 25, 1972

Mr. Frank Schwelb
United States Justice Dept.
Civil Right Division
550 - 11th Street
Washington, D.C.

Dear Mr. Schwelb:

Pursuant to the Consent Order in Civil Action No. 703 964, United States v. Life Realty, Inc., et al, I am submitting to you the following information:

1) The applications from 4/1/72 through and including 6/30/72;

2) The daily logs for the dates 4/1/72 through and including 6/30/72.

These enclosures fulfill our reporting obligations under the Consent Order for the period through and including 6/30/72.

With every best wish.

Sincerely,

Stephen Hochberg
Attorney for
Lefrak Management Co.

SH:nk
enc.

E 208

K 1/29/73 Motion to dissolve consent decree

67-77 QUEENS BOULEVARD
FOREST HILLS, N. Y. 11374

TEL. (212) 896-2132

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

January 22, 1973

Mr. Frank Schwelb
United States Justice Department
Civil Rights Division
550 - 11th Street
Washington, D. C.

Dear Mr. Schwelb:

Pursuant to the Consent Order in Civil Action No. 730 966, United States v. Life Realty, Inc., et al, I am submitting to you the following information:

1) The applications from 10/1/72 through and including 12/31/72;

2) The daily logs for the dates 10/1/72 through and including 12/31/72.

These enclosures fulfill our reporting obligations under the Consent Order for the period through and including 12/31/72.

With every best wish.

Sincerely,

Stephen Hochberg
Attorney for
Lefrak Management Co.

SH:jt
Enclosures

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L 12/21/70 Bureau of Labor Statistics-Family Budget Levels

NEWS

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BLS REPORTS RISE IN CITY WORKER FAMILY BUDGET COSTS IN 1970

Annual costs for maintaining a family of four at an intermediate (formerly moderate) level of living in the New York-Northeastern New Jersey area were estimated at $12,134 in the Spring of 1970, according to Herbert Bienstock, Regional Director of the U.S. Department of Labor's Bureau of Labor Statistics. The cost at the lower level of living came to $7,183 -- 41 percent less than the intermediate. The higher budget amounted to $18,545 -- 53 percent above the intermediate budget.

Rising retail prices since Spring 1969, when the budget was last priced, have increased total budget costs at all three levels of living. Based for the most part on area price increases between Spring 1969 and Spring 1970, the total budget cost increased 7.5 percent at the lower level, 7.9 percent at the intermediate level, and 8.4 percent at the higher level. Part of the increase also reflected a rise in personal income tax and social security tax liabilities generated by progressively higher tax rates on larger incomes.

The estimated $12,134-cost of the Spring 1970 intermediate budget in the New York-Northeastern New Jersey area was 14 percent higher than the comparable estimate of $10,664 for the urban United States. The

New York cost for the lower budget was 3 percent above the U.S. urban average, and the higher budget, 20 percent above.

Family living expenses -- including food, housing, clothing, transportation, medical care, etc., were updated to 1970 by applying changes in the Consumer Price Index to the Spring 1969 budget estimates for these components. This method of updating provides only an approximation of current budget costs because the Consumer Price Index reflects spending patterns and prices paid for commodities and services purchased by wage earners and clerical workers generally without regard to their family type and level of living. Other costs and Old Age Survivors', Disability and Health Insurance were also updated to Spring 1970, but personal taxes were computed from tax rates in effect for 1969.

The budget-type family consists of a 38-year-old husband, employed full time; a wife, not employed outside the household; a boy of 13; and a girl of 8. The family group has average inventories of clothing, home furnishings, major durables, and other equipment. The manner of living in the lower budget differs from that in the intermediate and higher family budgets, primarily in the specifications that the family lives in rental housing (without air conditioning), performs more services for itself, and utilizes free recreation facilities in the community. The higher budget, on the other hand, specifies a higher level of homeownership compared with the moderate; a more ample automobile allowance; more complete inventories of household appliances and equipment; and more extensive use of services for a fee. Inevitably, higher taxes go along with the income that permits the higher consumption level.

The high costs of the New York area intermediate and higher budgets relative to the urban United States reflected higher New York

costs for housing, food, personal income tax liability, and most other budget categories. For the higher level, New York costs were 15 percent above the urban U.S. average for food, 26 percent higher for housing, and 42 percent above it for personal income taxes. At the lower level, in contrast, New York housing costs were actually 3 percent lower than the U.S. urban average. At the lower level, the New York-United States differential for personal income taxes was reduced from 42 to 8 percent.

All of the budget components increased in cost between 1969 and 1970, Mr. Bienstock noted. Family living expenses -- including such items as food, housing, clothing, transportation, personal care, medical care, and recreation, but excluding occupational expenses, personal taxes, social security and disability payments, gifts and contributions, and life insurance -- accounted for close to 70 percent of the over-the-year increase in budget cost at the lower level, 65 percent at the intermediate level, and 54 percent at the higher level. Family consumption costs comprise about 80 percent of the lower, 76 percent of the intermediate, and just over 70 percent of the higher budget. Among the other costs of the budgets, personal income taxes accounted for nearly a fourth of the 1969-70 increase at the lower level compared to about a third at the intermediate and nearly two-fifths at the higher level. These increases reflect higher taxes that go along with the increased income needed to maintain the three levels of living in 1970 and changes in social security tax liabilities.

Mr. Bienstock pointed out that differences in age and family size affect the budget levels. A young New York couple without children, for example, would need less for living expenses -- $2,790; $4,497; and $6,412, respectively, to maintain equivalent levels -- about half the

family consumption costs of the budget-type 4-person family. On the other hand, a family with three school-age children would need $6,604; 10,646; and $15,180 for consumption goods and services for these three levels of living, about 16 percent more than the budget-type 4-person family.

Mr. Bienstock also noted that the total costs of the budgets should not be compared with general levels of industrial wages or salaries, or with average earnings in a particular industry or occupation. Such averages relate to all workers in the industry or occupation, including the young and inexperienced. For the lower standard, the total cost should not be interpreted as a goal or standard for public assistance or welfare programs. Payments to dependent families in this country have been developed in the context of welfare legislation, concerned primarily about children in homes in which the breadwinner is absent, disabled, or unemployed for varying periods of time. The total cost of the lower budget, however, assumes that the source of family income is from employment and that the breadwinner's earnings are sufficient to provide the level of consumption described by the budget.

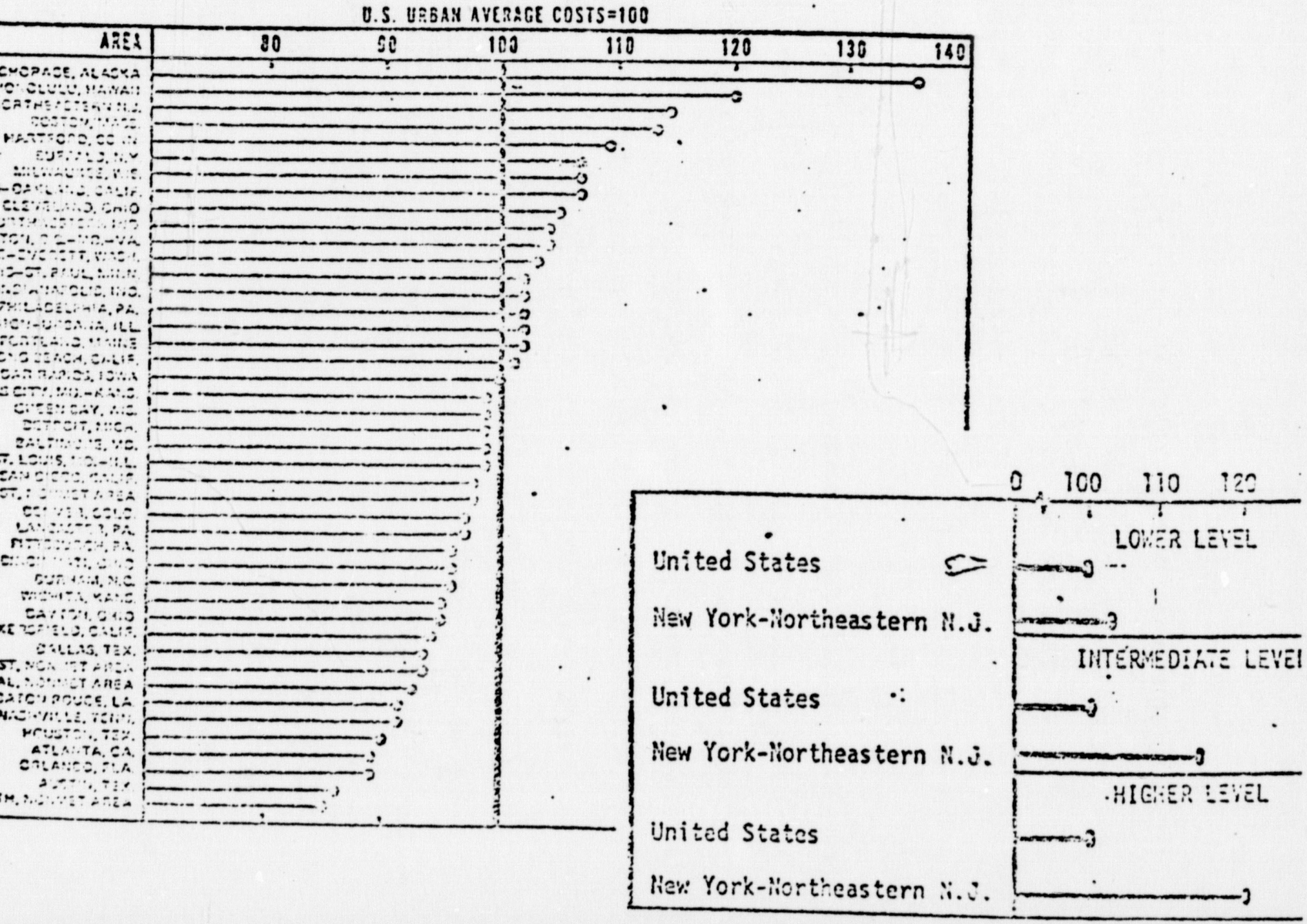
The budgets refer to the 17-county New York-Northeastern New Jersey area, which consists of the five boroughs of New York City and Nassau, Rockland, Suffolk, and Westchester Counties in New York and eight counties in Northeastern New Jersey: Hudson, Essex, Morris, Union, Bergen, Passaic, Middlesex, and Somerset.

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INDEXES OF COMPARATIVE LIVING COSTS

URBAN 4 - PERSON FAMILY

(intermediate budget, spring 1970)

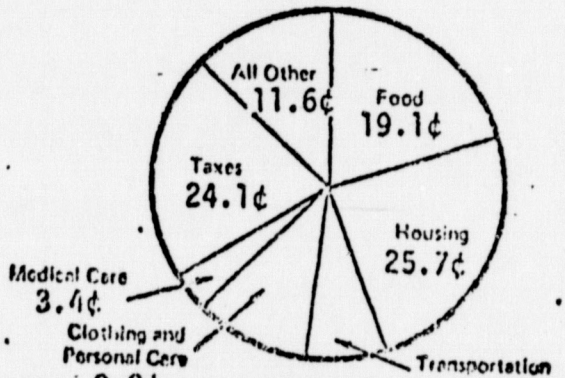


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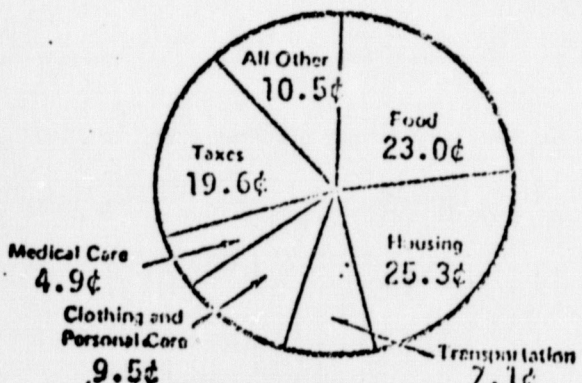
URBAN 4-PERSON FAMILY
THREE BUDGETS
Spring 1970

WHERE THE DOLLAR GOES

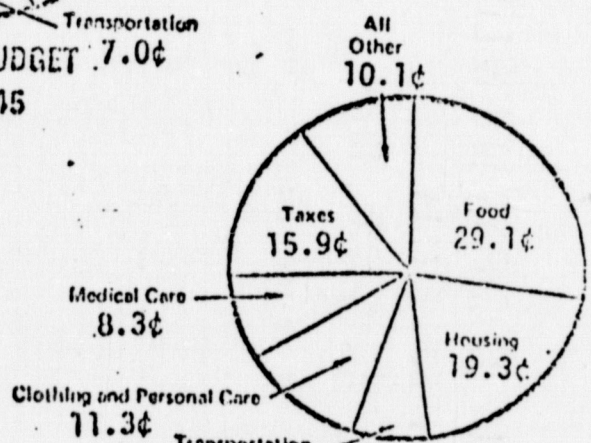
NEW YORK-NORTHEASTERN NEW JERSEY



HIGHER BUDGET
$18,545



INTERMEDIATE BUDGET
$12,134



LOWER BUDGET
$7,183

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Table 1. Annual costs of a lower budget for a 4-person family, 1/ Spring 1970

Area	Total budget	Total for food	Food	Housing 2/	Transportation 3/	Clothing and personal care	Medical care 4/	Other family consumption	Other costs 5/	Social security and disability insurance	Personal income taxes
Urban United States	$ 8,848	$ 2,253	$ 1,005	$ 1,499	$ 389	$ 847	$ 341	$ 341	$ 343	$ 349	$ 919
Metropolitan areas 6/	7,085	2,176	1,533	1,613	481	820	380	319	345	352	838
Nonmetropolitan areas 7/	6,518	2,006	1,700	1,338	410	793	400	291	334	310	636
Northeast											
Boston, Mass	7,331	2,001	1,999	1,433	385	879	366	393	353	334	791
Buffalo, N.Y	7,013	2,171	1,553	1,340	370	830	315	318	344	353	716
Hartford, Conn	7,577	2,040	2,017	1,736	353	866	367	343	339	344	796
Lancaster, Pa	6,648	2,113	1,535	1,532	478	778	315	370	333	331	687
New York-Northeastern New Jersey	8,143	2,393	2,051	1,783	433	811	390	387	367	348	779
Philadelphia, Pa.-N.J	6,538	2,443	2,033	1,389	469	969	367	395	361	339	814
Pittsburgh, Pa	6,801	2,337	1,830	1,595	493	772	418	349	337	337	793
Portland, Maine	7,150	2,347	1,944	1,543	486	848	340	347	349	343	697
Nonmetropolitan areas 7/	6,706	2,346	2,001	1,342	446	936	388	376	336	336	669
North Central											
Cedar Rapids, Iowa	6,873	2,436	2,032	1,498	444	838	316	348	340	339	747
Champaign-Urbana, Ill	7,336	2,493	2,019	1,743	469	831	337	346	341	347	733
Chicago, Ill.-Northwestern Ind	7,773	2,619	1,777	1,539	318	834	391	390	331	349	796
Cincinnati, Ohio-Ky.-Ind	6,711	2,389	1,771	1,398	474	811	435	335	336	333	659
Cleveland, Ohio	7,045	2,669	1,936	1,612	311	848	337	346	345	349	748
Dayton, Ohio	6,718	2,373	1,893	1,350	439	878	411	379	334	333	698
Detroit, Mich	6,931	2,314	1,971	1,313	403	873	356	333	343	333	717
Grand Rapids, Mich	6,759	2,741	1,737	1,340	461	854	301	314	333	331	704
Indianapolis, Ind	7,101	2,493	1,937	1,518	478	709	337	376	343	341	749
Kansas City, Mo.-Kans	6,911	2,573	1,931	1,393	519	844	341	353	346	335	774
Milwaukee, Wis	7,079	2,575	1,890	1,493	476	830	349	356	349	340	692
Minneapolis-St. Paul, Minn	7,140	2,561	1,868	1,665	497	843	340	339	344	343	697
St. Louis, Mo.-Ill	6,787	2,540	1,876	1,337	387	805	379	349	344	335	726
Wichita, Kans	6,725	2,371	1,848	1,448	448	770	341	331	339	329	696
Nonmetropolitan areas 7/	6,783	2,681	1,899	1,497	399	786	469	384	339	338	756
South											
Atlanta, Ga	6,636	2,387	1,969	1,348	457	799	317	343	333	328	696
Austin, Tex	6,387	2,017	1,726	1,329	433	773	332	330	329	327	719
Baltimore, Md	7,818	2,373	1,876	1,699	481	870	375	333	343	337	791
Baton Rouge, La	6,611	2,315	1,936	1,340	477	748	387	344	333	329	733
Dallas, Tex	7,043	2,413	1,771	1,519	439	786	476	343	339	331	813
Durham, N.C.	6,791	2,114	1,748	1,498	439	781	393	339	336	329	712
Houston, Tex	6,881	2,261	1,789	1,282	493	793	393	371	339	333	737
Huntsville, Texas	6,316	2,134	1,733	1,343	444	739	439	345	333	331	734
Orlando, Fla	6,545	2,319	1,703	1,588	437	738	343	374	335	315	704
Washington, D.C.-Md.-Va	7,263	2,723	1,852	1,493	359	778	373	371	340	349	826
Nonmetropolitan areas 7/	6,130	2,029	1,703	1,216	336	733	462	383	337	306	716
West											
Bakersfield, Calif	6,710	2,330	1,814	1,333	395	839	449	333	342	401	669
Denver, Colo	6,837	2,366	1,815	1,375	503	833	348	338	339	333	657
Los Angeles-Long Beach, Calif	7,593	2,557	1,995	1,487	517	891	389	349	339	434	843
San Diego, Calif	7,104	2,523	1,767	1,552	446	857	441	341	340	414	842
San Francisco-Oakland, Calif	7,446	2,534	1,948	1,539	339	892	439	371	339	443	879
Seattle-Everett, Wash	7,439	2,539	2,544	1,473	512	907	439	342	341	364	776
Honolulu, Hawaii	8,397	4,612	2,378	1,993	516	834	383	396	378	379	1,155
Nonmetropolitan areas 7/	6,778	2,313	1,878	1,476	472	826	513	378	342	319	774
Anchorage, Alaska	10,783	3,998	2,314	2,929	895	958	896	337	426	417	1,661

1/ The family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

2/ Housing includes shelter, household operations, and furnishings. All families with the lower budget are assumed to be renters.

3/ The average costs of automobile owners and nonowners are weighted by the following proportions of families: Boston, Chicago, New York, and Philadelphia, 22 percent for both automobile owners and nonowners; all other metropolitan areas, 45 percent for automobile owners, 55 percent for nonowners; nonmetropolitan areas, 103 percent for automobile owners. One family pays half cost; 64 percent for families covered by nonmetropolitan insurance plans (paid by employer).

4/ In total medical care, the average costs of medical insurance were weighted by the following proportions: 20 percent for families paying full cost of insurance; 36 percent

5/ Includes allowances for gifts and contributions, life insurance, and occupational expenses.

6/ As defined in 1960-61. For a detailed description of current and previous geographical boundaries, see the 1967 edition of Standard Metropolitan Statistical Areas, prepared by the Bureau of the Budget.

7/ Places with population of 2,500 to 50,000.

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Table 2. Annual costs of an intermediate budget for a 4-person family 1/ Spring 1970

Area	Total budget	Total	Food	Housing 2/	Transportation 3/	Clothing and personal care	Medical care 4/	Family consumption 5/	Other costs 6/	Social security and disability insurance	Personal income taxes
Urban United States	$ 10,466	$ 2,373	$ 2,411	$ 2,471	$ 912	$ 1,337	$ 574	$ 439	$ 539	$ 567	$ 1,133
Metropolitan areas 2/	10,555	2,347	2,421	2,579	916	1,333	597	421	575	555	1,111
Nonmetropolitan areas 7/	9,670	2,481	2,381	2,150	896	1,048	493	549	499	377	1,043
Northeast											
Boston, Mass	12,037	2,330	2,653	3,190	937	1,344	582	690	571	576	1,414
Buffalo, N.Y	11,425	2,647	2,606	2,912	1,275	1,163	536	647	554	546	1,211
Hartford, Conn	11,554	2,610	2,737	2,910	933	1,197	570	707	579	576	1,414
Lancaster, Pa	10,701	2,334	2,533	2,533	938	1,046	511	696	533	576	1,331
New York-Northeastern N.J	12,134	2,338	2,797	3,071	865	1,251	650	699	593	593	1,399
Philadelphia, Pa.-N.J	10,873	2,378	2,659	2,649	870	1,185	530	643	553	578	1,454
Pittsburgh, Pa	10,336	2,426	2,536	2,437	913	1,103	492	631	579	576	1,431
Portland, Maine	10,025	2,481	2,399	2,615	943	1,199	543	699	549	576	1,421
Nonmetropolitan areas 7/	10,419	2,638	2,478	2,578	931	1,016	534	551	533	588	1,472
North Central											
Cedar Rapids, Iowa	10,616	2,324	2,548	2,561	945	1,151	521	640	534	576	1,374
Champaign-Urbana, Ill	10,044	2,416	2,399	2,776	919	1,199	541	639	549	576	1,434
Chicago, Ill.-Northwestern Ind	11,170	2,459	2,662	2,776	951	1,255	592	671	556	576	1,476
Cincinnati, Ohio-Ky.-Ind	10,339	2,421	2,397	2,576	971	1,237	601	659	579	576	1,374
Cleveland, Ohio	11,145	2,673	2,676	2,859	929	1,201	561	676	556	576	1,391
Dayton, Ohio	10,774	2,546	2,553	2,768	901	1,167	497	676	537	576	1,369
Detroit, Mich	10,974	2,537	2,597	2,746	937	1,152	510	668	539	576	1,429
Grand Rapids, Mich	10,796	2,511	2,533	2,643	937	1,219	558	619	575	576	1,441
Indianapolis, Ind	10,872	2,431	2,435	2,831	946	1,183	559	666	549	576	1,439
Kansas City, Mo.-Kans	10,359	2,391	2,443	2,636	931	1,194	543	651	537	576	1,455
Milwaukee, Wis	11,403	2,475	2,551	2,782	993	1,179	543	663	549	576	1,513
Minneapolis-St. Paul, Minn	10,899	2,339	2,546	2,661	936	1,187	543	656	533	576	1,433
St. Louis, Mo.-Ill	10,566	2,356	2,513	2,559	936	1,231	533	661	537	576	1,434
Wichita, Kans	10,103	2,335	2,510	2,576	951	1,255	544	626	574	576	1,376
Nonmetropolitan areas 7/	9,892	2,587	2,565	2,567	909	1,075	473	568	519	576	1,393
South											
Atlanta, Ga	9,939	2,415	2,369	2,597	893	1,094	522	651	513	576	1,322
Austin, Tex	9,737	2,357	2,333	2,610	959	1,087	534	636	576	576	1,376
Baltimore, Md	10,549	2,535	2,596	2,851	933	1,156	579	615	539	576	1,421
Baton Rouge, La	9,574	2,455	2,470	2,655	931	1,087	538	639	519	576	1,381
Dallas, Tex	9,839	2,388	2,376	2,649	956	1,116	579	665	571	576	1,377
Durham, N.C	10,187	2,753	2,266	2,705	936	1,196	578	646	573	576	1,332
Houston, Tex	9,543	2,463	2,311	2,636	947	1,114	603	632	574	576	1,335
Knoxville, Tenn	9,643	2,494	2,338	2,723	914	1,092	581	656	514	576	1,379
Orlando, Fla	9,644	2,431	2,301	2,641	947	1,146	549	643	543	576	1,331
Washington, D.C.-Md.-Va	11,747	2,345	2,490	2,547	935	1,232	576	699	545	576	1,743
Nonmetropolitan areas 7/	9,041	2,631	2,316	2,524	891	1,034	466	536	496	573	1,332
West											
Bakersfield, Calif	10,548	2,765	2,331	2,589	948	1,159	611	605	534	568	1,345
Denver, Colo	10,376	2,553	2,348	2,546	959	1,237	5.0	633	531	576	1,414
Los Angeles-Long Beach, Calif	10,379	2,733	2,313	2,676	973	1,207	615	659	543	568	1,412
San Mateo, Calif	10,647	2,753	2,378	2,762	909	1,255	647	629	535	568	1,421
San Francisco-Oakland, Calif	11,381	2,781	2,461	2,918	919	1,324	745	669	557	644	1,413
Seattle-Everett, Wash	11,018	2,649	2,373	2,595	948	1,275	637	645	553	576	1,415
Honolulu, Hawaii	12,776	3,038	2,575	3,014	1,247	1,331	575	697	583	576	1,395
Nonmetropolitan areas 7/	9,649	2,511	2,343	2,339	917	1,135	518	558	496	576	1,419
Anchorage, Alaska	14,334	3,833	3,092	3,153	1,362	1,619	678	696	624	617	1,478

1/ The family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

2/ Housing includes shelter, household operations, and furnishings. The nonfarm costs of shelter are weighted by the following proportions: 35 percent for rental costs, 75 percent for homeowner costs.

3/ The average costs of automobile owners and nonowners weighted by the following proportions: Boston, Chicago, New York, and Philadelphia, 85 percent for owners, 15 percent for nonowners; Baltimore, Cleveland, Detroit, Los Angeles, Pittsburgh, San Francisco, St. Louis, and Washington, with 1.0 million or more population or more to 1965, 95 percent for automobile owners, and 5 percent for nonowners; all other areas, 100 percent for automobile owners.

4/ In total medical care, the average costs of medical insurance were estimated by the following proportions: 33 percent for families paying full cost of insurance; 33 percent for families paying half cost; 34 percent for families covered by noncontributory insurance plans (paid by employer).

5/ Includes allowances for gifts and contributions, life insurance, and occupational expenses.

6/ As defined in 1960-61. For a detailed description of income and previous consumption concepts, see the 1967 edition of [illegible] prepared by the Bureau of the Census.

7/ Places with populations of 2,500 to 50,000.

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Table 3. Annual costs of a higher budget for a 4-person family, 1/ Spring 1970

Area	Total budget	Total	Food	Housing 2/	Clothing 3/	Transportation and personal taxes	Medical care 4/	Family consumption	Other goods 5/	Social security and disability taxes	Personal income taxes
Urban United States	$ 11,511	$ 11,346	$ 3,041	$ 2,772	$ 1,143	$ 1,615	$ 548	$ 2,616	$ 593	$ 987	$ 1,171
Metropolitan areas 6/	11,591	11,414	3,062	2,783	1,151	1,624	548	2,633	619	993	1,179
Nonmetropolitan areas 6/	11,410	9,849	2,793	2,139	1,041	1,329	548	2,649	639	993	1,179
Northeast:											
Boston, Mass	$ 12,699	$ 12,549	$ 3,393	$ 4,241	$ 1,358	$ 1,719	$ 548	$ 1,199	$ 938	$ 1,076	$ 1,493
Buffalo, N.Y	12,436	12,285	3,321	3,929	1,196	1,701	576	1,193	921	1,059	1,414
Hartford, Conn	12,317	12,153	3,283	4,373	1,213	1,716	578	1,190	940	1,076	1,435
Lancaster, Pa	11,711	10,978	3,151	2,636	1,131	1,619	530	1,111	845	1,076	1,474
New York-Northeastern New Jersey	12,345	13,246	3,731	4,761	1,314	1,676	574	1,135	976	1,142	1,570
Philadelphia, Pa.-N.J	11,963	11,598	3,293	3,763	1,193	1,633	574	1,106	910	1,076	1,453
Pittsburgh, Pa	11,774	11,567	3,170	3,454	1,149	1,619	514	1,110	849	1,076	1,447
Portland, Maine	11,711	11,318	3,225	3,446	1,182	1,767	548	1,117	933	1,076	1,496
Nonmetropolitan areas 6/	11,639	10,667	3,007	3,335	1,145	1,346	575	869	860	1,060	1,578
North Central:											
Cedar Rapids, Iowa	$ 11,340	$ 11,215	$ 3,081	$ 3,819	$ 1,198	$ 1,716	$ 548	$ 1,037	$ 837	$ 1,076	$ 1,454
Champaign-Urbana, Ill	11,749	11,731	3,316	4,233	1,169	1,589	581	1,046	836	1,076	1,478
Chicago, Ill.-Northwestern Indiana	12,419	11,925	3,159	4,013	1,239	1,701	616	1,099	933	1,076	1,493
Cleveland, Ohio	12,129	12,001	3,296	3,974	1,197	1,649	558	1,037	879	1,076	1,496
Dayton, Ohio	11,749	11,494	3,176	4,123	1,163	1,723	549	1,107	897	1,076	1,473
Detroit, Mich	12,334	11,999	3,333	3,937	1,249	1,737	537	1,197	846	1,076	1,444
Grand Rapids, Mich	11,649	11,349	3,176	3,643	1,134	1,717	580	1,091	878	1,076	1,453
Green Bay, Wis	11,597	11,594	3,246	3,958	1,126	1,715	579	1,035	841	1,076	1,477
Indianapolis, Ind	11,673	11,341	3,187	3,923	1,193	1,695	591	1,151	916	1,076	1,511
Kansas City, Mo.-Kan	11,579	11,401	3,176	3,755	1,174	1,730	583	1,093	909	1,076	1,451
Milwaukee, Wisc	11,573	11,693	3,231	4,179	1,168	1,653	546	1,143	911	1,076	1,487
Minneapolis-St. Paul, Minn	11,774	11,549	3,246	3,974	1,139	1,731	548	1,076	853	1,076	1,451
St. Louis, Mo.-Ill	11,715	11,177	3,131	3,649	1,178	1,627	594	1,156	896	1,076	1,469
Wichita, Kans	11,538	11,737	3,159	3,559	1,116	1,575	548	1,039	876	1,076	1,391
Nonmetropolitan areas 6/	11,053	10,273	3,036	3,039	1,074	1,395	499	877	890	1,076	1,438
South:											
Atlanta, Ga	$ 11,791	$ 10,197	$ 3,091	$ 3,553	$ 1,113	$ 1,615	$ 583	$ 1,045	$ 865	$ 1,076	$ 1,389
Austin, Tex	11,339	10,148	3,143	3,514	1,148	1,593	578	1,047	843	1,076	1,478
Baltimore, Md	11,548	11,013	3,159	3,333	1,161	1,719	472	1,072	887	1,076	1,501
Baton Rouge, La	10,978	10,778	3,051	3,371	1,177	1,591	598	1,007	859	1,076	1,351
Dallas, Tex	11,471	11,446	3,093	3,634	1,117	1,644	755	1,103	893	1,076	1,348
Durham, N.C	11,035	10,537	3,043	3,333	1,044	1,634	598	1,010	816	1,076	1,435
Houston, Tex	11,517	10,598	3,094	3,178	1,133	1,595	659	1,033	846	1,076	1,333
Huntsville, Texas	11,530	10,749	3,137	3,431	1,113	1,593	533	1,041	848	1,076	1,373
Orlando, Fla	11,673	10,373	3,233	3,346	1,041	1,516	598	1,019	833	1,076	1,473
Washington, D.C.-Md.-Va	11,123	11,316	3,143	3,333	1,113	1,611	597	1,110	913	1,076	1,373
Nonmetropolitan areas 6/	11,063	9,648	2,781	2,589	1,010	1,315	468	869	898	1,076	1,418
West:											
Bakersfield, Calif	$ 12,283	$ 10,159	$ 3,118	$ 3,195	$ 1,176	$ 1,597	$ 576	$ 1,019	$ 846	$ 1,076	$ 1,416
Denver, Colo	11,791	11,546	3,237	3,513	1,153	1,725	573	1,056	896	1,076	1,461
Los Angeles-Long Beach, Calif	12,549	11,706	3,193	3,693	1,144	1,716	716	1,172	933	1,076	1,514
San Diego, Calif	11,379	11,267	3,231	3,618	1,193	1,619	698	1,049	870	1,076	1,493
San Francisco-Oakland, Calif	12,575	11,614	3,256	4,139	1,231	1,766	670	1,114	939	1,076	1,493
Seattle-Everett, Wash	11,638	11,316	3,243	3,931	1,154	1,762	534	1,105	889	1,076	1,441
Honolulu, Hawaii	13,111	13,275	3,474	4,774	1,277	1,659	658	1,278	1,025	1,076	1,441
Nonmetropolitan areas 6/	11,478	10,134	3,233	3,273	1,113	1,532	537	1,137	1,030	1,076	1,434
Anchorage, Alaska	20,301	14,295	3,795	3,573	1,376	1,518	919	1,019	1,030	1,076	1,539

1/ The family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year-old girl, a 13-year-old boy.

2/ Housing includes shelter, household operation, and furnishings for families not living in owned city. The average costs of shelter are estimated by the following proportions: 23 percent for rented units, 45 percent for homeowners, and 32 percent for families purchasing their units.

3/ All families were assumed to be automobile owners.

4/ In total medical care, the average costs of medical insurance were estimated by the following proportions: 33 percent for families paying full cost of insurance; 16 percent for families paying half cost; 41 percent for families covered by noncontributory insurance plans (paid by employer).

5/ Includes allowances for gifts and contributions, life insurance, and occupational expenses.

6/ As defined in the text. For a detailed description of current and previous geographical boundaries, see the 1969 edition of Three Budgets for Urban Families, prepared by the Bureau of the Budget.

7/ Places with populations of 2,500 to 50,000.

L 12/21/70 Bureau of Labor Statistics- Family Budget Levels

Table 4. Indexes of comparative costs based on a lower budget for a 4-person family, 1/ Spring 1970

Area	Total	Total	Food	Housing 2/	Transportation 3/	Clothing and personal care	Medical care 4/	Other family consumption	Personal income taxes
Urban United States	100	100	100	100	100	100	100	100	100
Metropolitan areas 5/	101	101	101	101	101	101	101	100	101
Nonmetropolitan areas 6/	96	96	93	93	101	91	91	91	96
Northeast:									
Boston, Mass	106	106	104	114	106	102	99	106	107
Buffalo, N.Y	101	100	101	93	103	102	91	104	103
Hartford, Conn	108	109	106	114	102	101	99	111	109
Lancaster, Pa	94	94	101	93	93	94	91	93	94
New York-Northeastern N.J	103	103	110	97	98	100	106	104	104
Philadelphia, Pa.-N.J	100	98	104	99	97	98	97	103	103
Pittsburgh, Pa	96	96	102	91	98	96	97	100	96
Portland, Maine	101	103	101	108	96	103	96	112	96
Nonmetropolitan areas 6/	96	97	100	99	100	96	96	94	93
North Central:									
Cedar Rapids, Iowa	98	98	95	105	98	105	99	108	104
Champaign-Urbana, Ill	104	101	98	111	93	101	99	105	103
Chicago, Ill.-Northwestern Ind	104	103	104	107	103	103	103	102	103
Cincinnati, Ohio-Ky.-Ind	95	95	96	91	98	100	85	103	93
Cleveland, Ohio	102	101	103	99	101	103	99	104	104
Dayton, Ohio	96	97	98	96	91	103	99	107	94
Detroit, Mich	104	99	104	91	98	103	99	102	104
Grand Rapids, Mich	97	95	97	94	91	102	95	97	95
Indianapolis, Ind	101	102	101	106	97	105	99	103	103
Kansas City, Mo.-Kans	105	104	101	97	101	103	96	102	103
Milwaukee, Wis	102	99	94	104	96	104	98	106	104
Minneapolis-St. Paul, Minn	103	104	98	103	97	104	94	103	104
St. Louis, Mo.-Ill	100	100	104	98	104	100	94	101	101
Wichita, Kans	97	97	98	101	97	93	96	96	97
Nonmetropolitan areas 6/	97	97	93	103	110	93	93	91	99
South:									
Atlanta, Ga	98	96	97	96	99	96	97	105	99
Austin, Tex	89	91	91	85	98	88	96	98	92
Baltimore, Md	101	100	97	104	99	100	101	102	103
Baton Rouge, La	97	94	96	98	93	93	93	100	97
Dallas, Tex	96	97	93	93	91	97	113	101	93
Durham, N.C	97	97	91	101	85	97	102	102	102
Houston, Tex	93	93	96	93	96	93	107	109	95
Nashville, Tenn	91	93	91	91	92	94	99	102	93
Orlando, Fla	96	96	93	106	87	91	101	102	93
Washington, D.C.-Md.-Va	104	103	99	113	101	95	103	109	103
Nonmetropolitan areas 6/	88	90	89	86	110	90	83	88	91
West:									
Bakersfield, Calif	99	99	99	93	100	103	113	96	98
Denver, Colo	96	97	96	89	99	111	97	96	96
Los Angeles-Long Beach, Calif	104	107	99	113	101	109	126	101	104
San Diego, Calif	103	103	97	105	98	104	110	99	99
San Francisco-Oakland, Calif	110	110	102	121	103	111	115	111	111
Seattle-Everett, Wash	110	110	107	117	101	111	112	103	109
Honolulu, Hawaii	124	120	130	140	119	106	103	104	104
Nonmetropolitan areas 6/	103	97	96	109	111	104	91	81	110
Anchorage, Alaska 6/	115	119	111	121	111	119	117	93	111

1/ The family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

2/ Housing includes shelter, household operations, and furnishings. All dwelling with the lower budget are assumed to be rented.

3/ The average costs of automobile owners and nonowners are weighted in the following proportions of families: Boston, Chicago, New York, and Philadelphia, 37 percent for both automobile owners and nonowners; all other metropolitan areas, 61 percent for automobile owners, 39 percent for nonowners; nonmetropolitan areas, 100 percent for automobile owners.

4/ In total medical care, the average costs of medical insurance were weighted in the following proportions: 39 percent for families paying full cost of insurance; 66 percent for families having half costs (or less) paid by employer; and 100 percent for families having insurance plans paid by employer).

5/ As defined by BLS/CPI. For a detailed description, see the last section of the Spring publication, Three Budgets for Urban Families, prepared by the Bureau of the Budget.

6/ Places with population of 2,500 to 54,999.

L 12/21/70 Bureau of Labor Statistics- Family Budget Levels

Table 5. Indexes of comparative costs based on an intermediate budget for a 4-person family, 1/ Spring 1970

Area	Total	Food	Housing	Transportation	Clothing and personal care	Medical care	Other family consumption	Personal income taxes
Urban United States	103	106	106	106	106	106	106	106
Metropolitan areas 2/	103	102	103	106	106	103	103	103
Nonmetropolitan areas 3/	99	99	98	96	98	96	98	96
Northeast								
Boston, Mass	113	111	108	113	101	101	108	108
Buffalo, N.Y	107	105	104	108	110	101	91	104
Hartford, Conn	109	111	111	117	106	103	98	111
Lancaster, Pa	97	97	103	93	101	96	91	93
New York-Northeastern N.J	114	112	114	113	93	101	106	109
Philadelphia, Pa.-N.J	102	101	100	98	96	98	98	100
Pittsburgh, Pa	96	97	103	89	100	97	97	100
Portland, Maine	101	103	104	98	106	103	96	100
Nonmetropolitan areas 3/	98	98	101	100	108	93	98	96
North Central								
Cedar Rapids, Iowa	100	99	98	101	104	103	98	100
Champaign-Urbana, Ill	103	103	97	111	104	103	99	104
Chicago, Ill.-Northwestern Indiana	114	103	101	111	103	103	105	101
Cincinnati, Ohio-Ky.-Ind	96	97	97	93	101	100	93	105
Cleveland, Ohio	103	104	101	114	102	104	99	104
Dayton, Ohio	93	96	96	98	97	103	88	103
Detroit, Mich	99	99	102	94	99	101	99	101
Green Bay, Wis	99	96	91	98	101	104	88	97
Indianapolis, Ind	101	103	99	103	103	101	99	104
Kansas City, Mo.-Kans	99	100	100	97	102	103	96	102
Milwaukee, Wis	101	103	93	110	98	104	96	104
Minneapolis-St. Paul, Minn	101	99	94	98	103	104	96	103
St. Louis, Mo.-Ill	99	99	101	96	103	99	93	100
Wichita, Kans	93	93	93	93	97	93	96	98
Nonmetropolitan areas 3/	98	98	98	94	99	98	96	98
South								
Atlanta, Ga	99	98	93	98	97	97	93	101
Austin, Tex	98	98	98	96	99	96	98	102
Baltimore, Md	99	97	98	89	101	103	103	103
Baton Rouge, La	91	93	98	83	102	96	98	98
Dallas, Tex	93	93	93	96	99	98	110	106
Durham, N.C	96	94	98	93	96	99	103	101
Houston, Tex	93	93	96	91	104	95	107	99
Prichville, Texas	91	97	91	79	100	95	89	103
Orlando, Fla	99	91	98	96	93	93	101	101
Washington, D.C.-Md.-Va	104	101	108	102	105	99	102	106
Nonmetropolitan areas 3/	93	96	90	96	99	99	93	96
West								
Bakersfield, Calif	98	93	93	93	103	98	113	93
Denver, Colo	97	97	96	96	102	106	98	98
Los Angeles-Long Beach, Calif	111	101	97	99	99	106	114	103
San Diego, Calif	98	99	94	96	100	103	110	100
San Francisco-Oakland, Calif	107	107	100	111	105	106	113	108
Seattle-Everett, Wash	103	105	103	104	104	109	111	104
Honolulu, Hawaii	115	111	116	113	116	103	103	108
Nonmetropolitan areas 3/	93	92	92	89	93	103	91	93
Anchorage, Alaska	116	112	116	110	110	110	107	95

1/ The family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.

2/ Housing includes shelter, household operations, and furnishings. The average costs of shelter are estimated by the following proportions: 10 percent for rental costs, 15 percent for homeowner costs.

3/ The average costs of automobile owning and operating recommended by the following proportions: Boston, Chicago, New York, and Philadelphia, 10 percent for owners, 10 percent for nonowners; Baltimore, Cleveland, Detroit, Los Angeles, Pittsburgh, San Francisco, St. Louis, and Washington, with 1.6 million or population or more in 1960, 15 percent for automobile owners, and 5 percent for nonowners; all other areas, 15 percent for owners and 5 percent for nonowners.

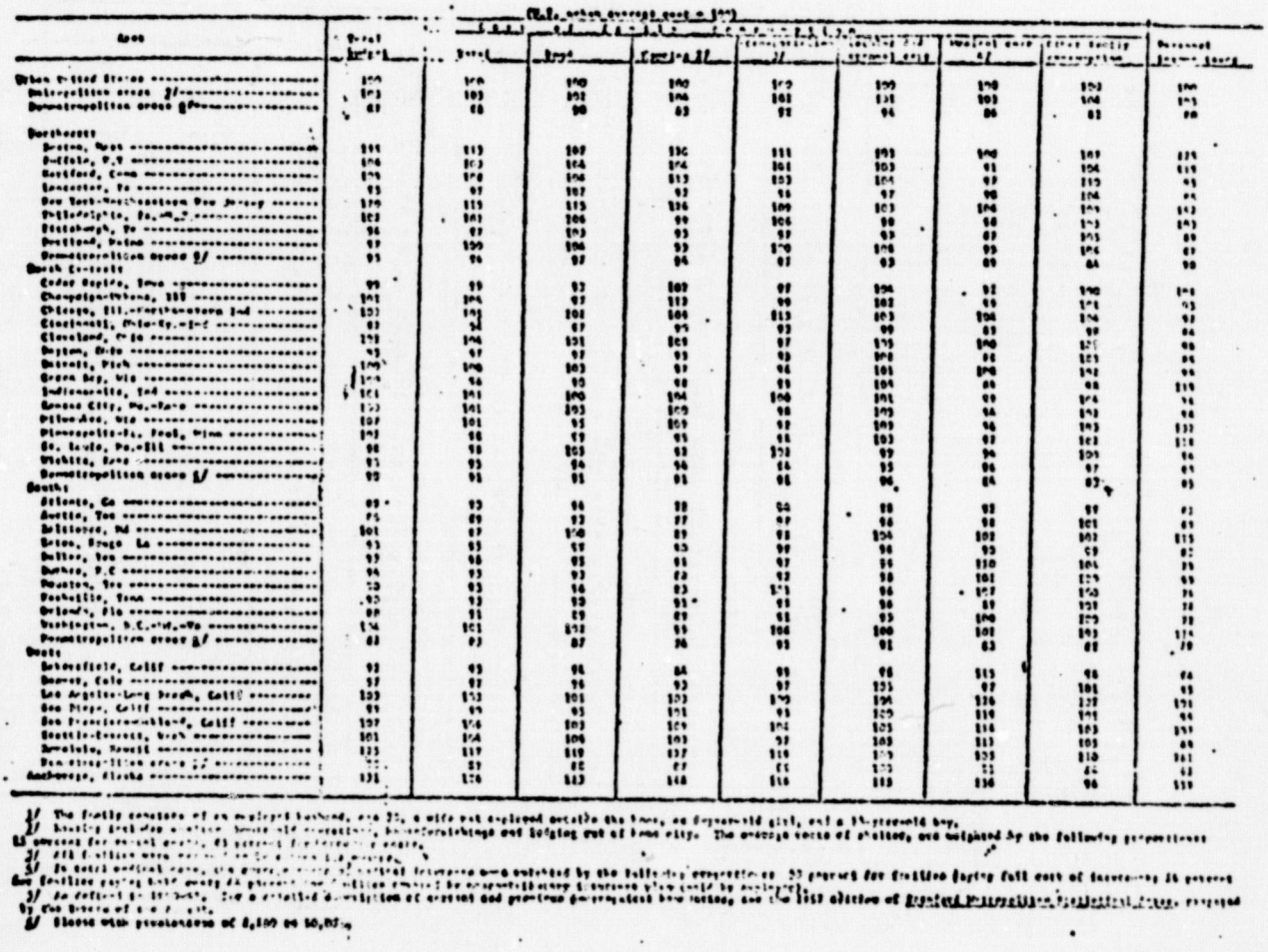
4/ In total medical care, the average costs of medical insurance are estimated by the following percentages: 35 percent for families paying full cost of insurance; 10 percent for families paying half costs; 15 percent for families covered by employer insurance plans (paid by employer).

5/ As defined by Census.

6/ Please note projections of [illegible] billion as the [illegible] proposed by the Bureau of the Budget.

L 12/21/70 Bureau of Labor Statistics- Family Budget Levels

Table 6. Indexes of comparative costs based on a higher budget for a 4-person family, 1/ Spring 1970



1/ The family consists of an employed husband, age 38, a wife not employed outside the home, an 8-year-old girl, and a 13-year-old boy.
2/ Housing includes owned or rented home with accessories, housefurnishings and lodging out of home city. The average costs of shelter, are weighted by the following percentages
3/ All families were
4/ In rental-ownership costs, the
5/ An estimate of
6/ Places with populations of 2,500 to 50,000.

ONLY COPY AVAILABLE

M Life Realty apartment application with racial designation

EX. (M)

LIFE REALTY CORP.

97-29 64th Road
Forest Hills, N.Y. 11374
ILlinois 9 – {9025 / 9027

BRANCH OFFICE:
1790 Flatbush Avenue
Brooklyn, N.Y.
CLoverdale 8 – {9090 / 9091

Building _____
Address _____
_____
Apt. _____ Rental _____
No. of Rooms _____ Floor _____
Schedule Occ. Date _____
Lease Com. Date _____
Lease Term: _____ Yrs. _____ Mos. _____
Security: _____ Mos. or $ _____

Date _____

APPLICATION FOR APARTMENT

NO DOGS OR CATS ALLOWED

1. Name of Applicant _____ Sex _____ Age _____ Home Phone _____
2. Present Address _____ Apt. # _____ How Long? _____
3. Wife or fiancee name _____ Age _____ No. of Children _____

ONLY THE PERSONS LISTED IN PARAGRAPH #3 ARE TO RESIDE WITH APPLICANT.

Name	Age	Sex

Social Security Number _____
Wife's Social Security Number _____

Other Occupants

4. Race (See Attachment "A") Black ☐ White ☐ Other ☐
5. Present Employer or Business Affiliation _____
   Address _____ Phone _____
   How Long Affiliated? _____ In what capacity? _____
6. Present Employer or Business Affiliation of Wife ☐ Son ☐ Daughter ☐ Co-Tenant ☐ None ☐
   Name _____ Phone _____
   Address _____ Position _____
7. Previous Employer, if present employment less than one year:
   Name _____ Address _____
8. Your Weekly Gross Income $ _____ Exemptions _____ Take Home Pay $ _____
   Wife's Income _____ $ _____
   Other Income _____ $ _____

E 222

M Life Realty apartment application with racial designation

NET FAMILY INCOME (Take Home Pay Plus "Other") $ _____

PLEASE STATE REGULAR PAYMENTS DUE ON THE FOLLOWING: (If None, Write None)

	Name of Creditor	Address	A/C # or Court	Monthly Payment
Bank Loans				
Other Loans				
Conditional Sales				
Other Regular Payments				
Judgments & Garnishees				
Alimony/Child Support				

9. Checking A/Cs _____ A/C # _____ Address _____
   _____ A/C # _____ Address _____
10. In case of emergency contact: Name _____ Address _____ Phone _____
11. Present Landlord's Name and Address _____ Amount of rent $ _____
12. Prior Address _____ Length of your residency _____
13. It is agreed that upon execution of the lease by applicant, said applicant shall deposit with the Landlord and/or its agents a sum (including deposit) equivalent to _____ month's rent, representing rent in advance and/or security. Applicant has hereby made deposit in the amount of $ _____. ☐ Cash ☐ Check

It is further agreed that the sum of $ _____ shall be retained by the undersigned agent as liquidated damages by reason of applicant's withdrawal of application and/or applicant's failure to execute lease within five (5) days notice from agent to execute same.

It is agreed that this application is subject to acceptance or rejection at any time by the Landlord at his discretion.

I hereby state that the above representations are true.

By: _____ _____
LIFE REALTY CORP. APPLICANT'S SIGNATURE

Referred by: Publication [ ] Recommendation ☐ _____
APPLICANT'S SIGNATURE

REMARKS: _____

APPLICATION ACCEPTED _____ REJECTED _____ Date Applicant Notified _____

REASON (For Office Use Only) _____

E 223

M Life Realty apartment application with racial designation

ATTACHMENT "A"

TO ALL APPLICANTS:

In order to promote nondiscrimination in housing in accordance with the Fair Housing Act of 1968, you may answer #4 on the application, IF YOU CHOOSE TO DO SO.

Failure to answer will not adversely affect your chance of getting an apartment.

_____

Applicant's Signature

Bldg._____ Apt. _____

Name _____

E 224

N Life Realty apartment application without racial designation

EX. (N

LIFE REALTY CORP.

57-29 64th Road
Forest Hills, N.Y. 11374
ILlinois 9 – {9025 / 9027

BRANCH OFFICE:
1790 Flatbush Avenue
Brooklyn, N.Y.
CLoverdale 8 – {9090 / 9091

Date _____

Building _____
Address _____
_____
Apt. _____ Rental _____
No. of Rooms _____ Floor _____
Schedule Occ. Date _____
Lease Com. Date _____
Lease Term: _____ Yrs. _____ Mos. _____
Security: _____ Mos. or $ _____

APPLICATION FOR APARTMENT

NO DOGS, CATS, OR PETS ALLOWED

1. Name of Applicant _____ Sex _____ Age _____ Home Phone _____
2. Present Address _____ Apt. # _____ How Long? _____
3. Wife or fiancee name _____ Age _____ No. of Children _____
   (Address if differs from above _____

ONLY THE PERSONS LISTED IN PARAGRAPH #3 ARE TO RESIDE WITH APPLICANT.

Name	Age	Sex

Social Security Number _____
Wife's Social Security Number _____

Other Occupants _____ _____ _____

4. Present Employer or Business Affiliation _____
   Address _____ Phone _____
   How Long Affiliated? _____ In what capacity? _____
5. Present Employer or Business Affiliation of Wife ☐ Son ☐ Daughter ☐ Co-Tenant ☐ None ☐
   Name _____ Phone _____
   Address _____ Position _____ How Long? _____
6. Previous Employer, if present employment less than one year:
   Name _____ Address _____
7. Your Weekly Gross Income $ _____ Exemptions _____ Take Home Pay $ _____
   Wife's Income _____ $ _____ _____ _____
   Other Income _____ $ _____ _____ _____

E 225

N Life Realty apartment application without racial designation

NET FAMILY INCOME (Take Home Pay Plus "Other") $ _____

PLEASE STATE REGULAR PAYMENTS DUE ON THE FOLLOWING: (If None, Write None)

	Name of Creditor	Address	A/C # or Court	Monthly Payment
Bank Loans				
Other Loans				
Conditional Sales				
Other Regular Payments				
Judgments & Garnishees				
Alimony/Child Support				

8. Checking A/Cs _____ A/C # _____ Address _____
   _____ A/C # _____ Address _____
9. In case of emergency contact: Name _____ Address _____ Phone _____
10. Present Landlord's Name and Address _____ Amount of rent $ _____
11. Prior Address _____ Length of your residency _____
12. It is agreed that upon execution of the lease by applicant, said applicant shall deposit with the Landlord and/or its agents a sum (including deposit) equivalent to _____ month's rent, representing rent in advance and/or security. Applicant has hereby made deposit in the amount of $ _____ . ☐ Cash ☐ Check

It is further agreed that the sum of $ _____ shall be retained by the Landlord of the noted premises as liquidated damages by reason of applicant's withdrawal of application and/or applicant's failure to execute lease within five (5) days notice from agent to execute same.

It is agreed that this application is subject to acceptance or rejection at any time by the Landlord at his discretion.

I hereby state that the above representations are true.

By: _____ _____
LIFE REALTY CORP. APPLICANT'S SIGNATURE

Referred by: Publication ☐ Recommendation ☐ _____
APPLICANT'S SIGNATURE

REMARKS: _____

APPLICATION ACCEPTED_____ REJECTED_____ Date Applicant Notified _____

REASON (For Office Use Only) _____

SP-5 3/73

E 226

P Notice to building superintendants

OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

Section II

ILLINOIS 9-9021-2-3

DATE: November 23, 1970

TO: ALL BUILDING SUPERINTENDENTS

FROM: JERRY RICHTER

In order that there be no misunderstanding, the following policies of the company are repeated for your information:

1) Any vacancy in your building is to be shown to all applicants without regard to race, color, creed or national origin.

2) Acceptance of payment or gratuities intended to influence you in deciding who shall get a vacant apartment is illegal and will not be permitted.

3) Maintenance and care of apartments are to be conducted without regard for the tenant's race, color, creed or national origin.

Failure to comply with the above policies may result in your immediate dismissal.

Armand Jegues #1

Edward J Rye

Mgr.

E 227

P Notice to buildings superintendants

OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

Section II

ILLINOIS 9-9021-2-3

DATE: November 23, 1970

TO: ALL BUILDING SUPERINTENDENTS

FROM: JERRY RICHTER

In order that there be no misunderstanding, the following policies of the company are repeated for your information:

1) Any vacancy in your building is to be shown to all applicants without regard to race, color, creed or national origin.

2) Acceptance of payment or gratuities intended to influence you in deciding who shall get a vacant apartment is illegal and will not be permitted.

3) Maintenance and care of apartments are to be conducted without regard for the tenant's race, color, creed or national origin.

Failure to comply with the above policies may result in your immediate dismissal.

Section III

E 228

P Notice to buildings superintendants

OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

ILLINOIS 9-9021-2-3

DATE: November 23, 1970

TO: ALL BUILDING SUPERINTENDENTS

FROM: JERRY RICHTER

In order that there be no misunderstanding, the following policies of the company are repeated for your information:

1) Any vacancy in your building is to be shown to all applicants without regard to race, color, creed or national origin.

2) Acceptance of payment or gratuities intended to influence you in deciding who shall get a vacant apartment is illegal and will not be permitted.

3) Maintenance and care of apartments are to be conducted without regard for the tenant's race, color, creed or national origin.

Failure to comply with the above policies may result in your immediate dismissal.

12/2/70
Jean Paul Bellamie
Superintendent
Section 5

E 228 a

P Notice to buildings superintendants

OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

ILLINOIS 9-9021-2-3

DATE: November 23, 1970

TO: ALL BUILDING SUPERINTENDENTS

FROM: JERRY RICHTER

In order that there be no misunderstanding, the following policies of the company are repeated for your information:

1) Any vacancy in your building is to be shown to all applicants without regard to race, color, creed or national origin.

2) Acceptance of payment or gratuities intended to influence you in deciding who shall get a vacant apartment is illegal and will not be permitted.

3) Maintenance and care of apartments are to be conducted without regard for the tenant's race, color, creed or national origin.

Failure to comply with the above policies may result in your immediate dismissal.

E 229

P Notice to buildings superintendants

OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

ILLINOIS 0-9021-2-3

DATE: November 23, 1970

TO: ALL BUILDING SUPERINTENDENTS

FROM: JERRY RICHTER

In order that there be no misunderstanding, the following policies of the company are repeated for your information:

1) Any vacancy in your building is to be shown to all applicants without regard to race, color, creed or national origin.

2) Acceptance of payment or gratuities intended to influence you in deciding who shall get a vacant apartment is illegal and will not be permitted.

3) Maintenance and care of apartments are to be conducted without regard for the tenant's race, color, creed or national origin.

Failure to comply with the above policies may result in your immediate dismissal.

E 230

P Notice to buildings superintendents

OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

ILLINOIS 9-9021-2-3

DATE: November 23, 1970

TO: ALL BUILDING SUPERINTENDENTS

FROM: JERRY RICHTER

In order that there be no misunderstanding, the following policies of the company are repeated for your information:

1) Any vacancy in your building is to be shown to all applicants without regard to race, color, creed or national origin.

2) Acceptance of payment or gratuities intended to influence you in deciding who shall get a vacant apartment is illegal and will not be permitted.

3) Maintenance and care of apartments are to be conducted without regard for the tenant's race, color, creed or national origin.

Failure to comply with the above policies may result in your immediate dismissal.

E231

P Notice to buildings superintendants

OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

ILLINOIS 9-9021-2-3

DATE: November 23, 1970

TO: ALL BUILDING SUPERINTENDENTS

FROM: JERRY RICHTER

In order that there be no misunderstanding, the following policies of the company are repeated for your information:

1) Any vacancy in your building is to be shown to all applicants without regard to race, color, creed or national origin.

2) Acceptance of payment or gratuities intended to influence you in deciding who shall get a vacant apartment is illegal and will not be permitted.

3) Maintenance and care of apartments are to be conducted without regard for the tenant's race, color, creed or national origin.

Failure to comply with the above policies may result in your immediate dismissal.

E 232

P Notice to buildings superintendants

OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

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Joseph Mosan

E 233

P Notice to building superintendants

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E 234

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above info read by [illegible].

E 235

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BUILDERS AND REALTORS
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E 236

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Jerry Richter

Westside Manager

E 237

P Notice to Building Superintendants

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Twin Leasing
84-15 51st Ave

E 238

P Notice to building superintendants

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Tulane Library
45-15 Colden St Flushing

E 239

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E 240

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Emanuel Pagan - Syracuse.
José Figueroa - Dodge

E 241

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E 242

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Julio Santiago

E.A.D.

E 243

P Notice to building superintendants

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E 244
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E 246

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E 247

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E 248

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Carlos Vargas

Prospect Towers

E 249

P Notice to building superintendants

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PORTLAND

E 250

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R Dunga

E 251

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E 252

P Notice to building superintendants

Pennsylvania

OFFICE OF THE UNDERSIGNED
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E 253

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Boulevard Towers Olmstead

E 254

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E 255

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OAK.

E 256

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N. Dame
44-15 Colden St.
Flushing.

Francis William Light

E 257

P Notice to building superintendants

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x Francine Rivera

Francine Rivera

E 259

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Joseph Richter

E 261

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Samuel Richter — Monte Carlo

E 262

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Jerry Richter

E 263

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John W. Mack MARTINIQUE · L.C

E 264

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Philip Kaney

(MAPLE)

E 265

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Failure to comply with the above policies may result in your immediate dismissal.

Richard Kayne 4-2-8

E 267

P Notice to building superintendants

New Rochelle

OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

ILLINOIS 9-9021-2-3

DATE: November 23, 1970

TO: ALL BUILDING SUPERINTENDENTS

FROM: JERRY RICHTER

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Bob Hutton (Senf)

E 268

P Notice to building superintendants

OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

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E 269

P Notice to building superintendants

OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

ILLINOIS 9-9021-2-3

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J. Richter
9735 Universal One
Brooklyn,

William Kennedy
Supt

E 270

P Notice to building superintendants

OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

ILLINOIS 9-9021-2-3

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Michael Gerber

Michael Gerber
Grand Leasing
85-15 Broadway

E 271

P Notice to building superintendants

OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y 374

ILLINOIS 9-9021-2-3

DATE: November 23, 1970

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Right of Freedom Leasing Co.
Org.

E 272

P Notice to building superintendants



OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

ILLINOIS 9-9021-2-3

DATE: November 23, 1970

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E 273

P Notice to building superintendants

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97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

ILLINOIS 9-9021-2-3

DATE: November 23, 1970

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J. Richter

(ELM)

E 274

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OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

ILLINOIS 9-9021-2-3

DATE: November 23, 1970

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Joe Pallettiere
(Earth LC)

E 275

P Notice to building superintendants

OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

ILLINOIS 9-9021-2-1

DATE: November 23, 1970

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E 276

P Notice to building superintendants

OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

ILLINOIS 9-9021-2-3

DATE: November 23, 1970

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Jerri Figueroa

DODGE

E 277

P Notice to building superintendants

Distrc.



OFFICE OF THE UNDERSIGNED
BUILDERS AND REALTORS
97-77 QUEENS BLVD.
FOREST HILLS, N. Y. 11374

ILLINOIS 9-9021-2-3

DATE: November 23, 1970

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Jerry Richter

E 278

P Notice to building superintendants



OFFICE OF THE UNDERSIGNED
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97-77 QUEENS BLVD.
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ILLINOIS 9-9021-2-3

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E 279

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97-77 QUEENS BLVD.
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Danbury
333 Ave X.
Brooklyn

T. Novak

Tadeusz Nowak

E 280

P Notice to building superintendants

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97-77 QUEENS BLVD.
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Jerry Fagan.

Frank P. Travers

Cornell

Pablo Arce.

Miguel Rodriguez

E 281

P Notice to building superintendants



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E 282

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Buck
O. Reece
[illegible]

C. Reece

E 283

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C. Hillman

Buchanan

Lopez Quintana

T Cushing

E 284

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J. Richter

Robert Brown
[illegible]
[illegible]
Brooklyn

E 285

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A. Visconti
Bel-Air
2775 E. 12 St
Brooklyn

[illegible]
a Union

E 286

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Max W. Fig

Max. Figueroa.

Quebec

137-20 45th Ave

E 287

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Peter Pehnert
P Rich

Amanda
3232 Bru
Brooklyn

E 288

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E 289

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R. Richter

BIRCH

E 290

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E 291

P Notice to building superintendants

Interoffice Memorandum

To: DENNIE MEYER, HOWARD JACOBS, JOAN KLINGER, DENNIS CHAIEFF and ALL AGENTS

Date 11/27/70

From: JERRY RICHTER

Subject:

Attached hereto is a supply of Notices which I want distributed to all Superintendents.

Each Agent is to personally hand a copy to each one of his Superintendents. In addition, I want the Agent to take one of these notices and have each of his Superintendents sign his name, and return it to me, so that I have a permanent record in my office that each Superintendent received a copy.

P.S. to JOAN KLINGER: Jean, I'm giving you an extra supply. As each new Superintendent is hired, you are to see to it that he receives a copy of this notice.

ONLY COPY AVAILABLE

E 292

Q Rent schedule

Ex. Q

RENT SCHEDULES - NEW YORK CITY PROPERTIES

The range of rents for apartments that are available or which might become available in the near future is:

Efficiencies/studios	$140 to $210
Junior 1 Bedroom (sleeping alcove)	$165 to $220
Basic 1 Bedroom (full bedroom)	$180 to $250
1 Bedroom w/dining	$190 to $275
Junior 2 Bedroom	$210 to $290
2 Bedroom / 1 bath	$220 to $250
2 Bedroom / 2 baths	$237 to $350
3 Bedroom / 2 baths	$280 to $400

The price ranges within types is due to location, size, amenities and services.

AVERAGE

Total Benefi Received by Month
$ 251.00
341.00
411.00
493.00
636.00

R Chart: Comparison of economic standard to income received

COMPARISON OF LEFRAK "90%" ECONOMIC STANDARD TO SUMS RECEIVED BY WELFARE RECIPIENTS (BASED UPON BENEFITS FOR THE PERIOD MAY 1, 1971 THROUGH DECEMBER 31, 1973)

Total Benefits Received by Week	WEEKLY AND MONTHLY AMOUNT BY WHICH WELFARE RECIPIENTS WEEKLY AND MONTHLY BENEFITS FALL BELOW "90%" STANDARD					
	HIGH		LOW		AVERAGE	
	Weekly	Monthly	Weekly	Monthly	Weekly	Monthly
$ 62.75	$117.50	$470.00	$ 72.00	$288.00	$ 94.75	$379.00
85.25	148.50	594.00	77.00	308.00	112.75	451.00
102.75	148.25	593.00	96.25	385.00	122.25	485.00
123.25	175.50	702.00	91.00	364.00	133.25	533.00
159.00	186.00	744.00	108.00	432.00	147.00	588.00

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COMPARISON OF LEFRAK "90%" ECONOMIC STANDARD TO SUMS RECEIVED BY WELFARE RECIPIENTS (BASED UPON BENEFITS FOR THE PERIOD MAY 1, 1971 THROUGH DECEMBER 31, 1973)

AVERAGE		TOTAL RENT AND BENEFITS RECEIVED UNDER § 131a OF NEW YORK STATE SOCIAL WELFARE LAW, BY WELFARE RECIPIENTS BY MONTH AND BY WEEK			
		HIGH		LOW	
Rent	Weekly Net Income Calculation	Total Benefits Received by Month	Total Benefits Received by Week	Total Benefits Received by Month	Total Benefits Received by Week
$175.00	$157.50	$286.00	$ 71.50	$216.00	$ 54.00
220.00	198.00	396.00	99.00	286.00	71.50
250.00	225.00	451.00	112.75	371.00	92.75
285.00	256.50	558.00	139.50	428.00	107.00
340.00	306.00	696.00	174.00	576.00	144.00

R Chart: Comparison of economic standard to income received

COMPARISON OF LEFRAK "90%" ECONOMIC STANDARD TO SUMS RECEIVED BY WELFARE RECIPIENTS (BASED UPON BENEFITS FOR THE PERIOD MAY 1, 1971 THROUGH DECEMBER 31, 1973)

APARTMENT SIZE	MAXIMUM NUMBER OF PERSONS WHO MAY OCCUPY APARTMENT	BENEFITS IN ADDITION TO RENT IN ACCORDANCE WITH §131a OF NEW YORK STATE SOCIAL WELFARE LAW	LEFRAK APARTMENT RENTALS AND "90%" INCOME STANDARD CALCULATION BY WEEK			
			HIGH		LOW	
			Rent	Weekly Net Income Calculation	Rent	Weekly Net Income Calculation
Efficiencies/Studio	1	$ 76.00	$210.00	$189.00	$140.00	$126.00
1 Bedroom	2	121.00	275.00	247.50	165.00	148.50
Junior 2 Bedroom	3	161.00	290.00	261.00	210.00	189.00
2 Bedrooms	4	208.00	350.00	315.00	220.00	198.00
3 Bedrooms	6	296.00	400.00	360.00	280.00	252.00

S Chart: percentage of income required- Lefrak apartments

PERCENTAGE OF INCOME WELFARE RECIPIENTS WOULD HAVE TO PAY FOR SHELTER IN THE RENTAL OF LEFRAK APARTMENTS (BASED ON BENEFITS AS OF 5-1-71 - 12-31-73.)

APARTMENT SIZE	MAXIMUM NUMBER OF PERSONS WHO MAY OCCUPY APARTMENT	BENEFITS IN ADDITION TO RENT IN ACCORDANCE WITH § 131a OF NEW YORK STATE SOCIAL WELFARE LAW	RENT/INCOME RATIOS WITHIN LEFRAK'S RENTAL RANGE		
			HIGH		
			Rent	Income (§ 131a And Rent)	Rent/ Income Ratio (%)
Efficiency/Studio	1	$ 76.00	$210.00	$286.00	73.4%
1 Bedroom	2	121.00	275.00	396.00	69.4%
Junior 2 Bedroom	3	161.00	290.00	451.00	64.3%
2 Bedrooms	4	208.00	350.00	558.00	62.7%
3 Bedrooms	6	296.00	400.00	696.00	57.5%

S Chart: percentage of income required- Lefrak apartments

PERCENTAGE OF INCOME WELFARE RECIPIENTS WOULD HAVE TO PAY FOR SHELTER IN THE RENTAL OF LEFRAK APARTMENTS (BASED ON BENEFITS AS OF 5-1-71 - 12-31-73.)

LOW			AVERAGE		
Rent	Income ($ 131a And Rent)	Rent/ Income Ratio (%)	Rent	Income ($ 131a And Rent)	Rent/ Income Ratio (%)
$ 140.00	$216.00	$64.8%	$175.00	$251.00	69.7%
165.00	286.00	57.7%	220.00	341.00	64.5%
210.00	371.00	56.6%	250.00	411.00	60.8%
220.00	426.00	51.4%	285.00	493.00	57.8%
280.00	576.00	48.6%	340.00	636.00	53.5%

E 298

T Credit report - Shirley Lee

Information in this report is
C O N F I D E N T I A L
and may not be divulged
without permission from
this office.

(T) (T)

D - X - (T)

CORDON REPORTING AGENCY
97-29 64th 2d Rego Park
Tenant Specialists

ACCT: LIFE REALTY CORP.
125-72
LEE, SHERLEY (SINGLE)
9502 Kings Hway, Bklyn.

NOT GAINFULLY EMPLOYED

FILE: #215, Dakota ($235.)

Information on the attached "Application for Apartment" may be considered "VERIFIED", excepting those items shown below.

Is recipient of benefits from N.Y.C. Dept Social Svces, amt not lrnd.
NO further sources of income were developed.
RECORD INFORMATION: NO RECORD identifiable as name of applicant.

GUARANTOR: ERNEST DORSETT
A. Application shows address 21-14 Elm Rd, Westchester, N.Y.
We have, through our street address directory for that county, NOT been able to locate any address either corresponding or close to this.
B. Two telephone numbers given - HY 1 9766, and 443 7886. (+ that of 756 2992 for business)
A check of Westchester exchanges shows NO exchanges of 491; 443 or 756.
C. Application shows business of WILLIAMS & WILLIAMS LAW FIRM 16-21 16th St, Westchester, N.Y. - There is no law firm by this name in Westchester Cty, nor any address corresponding to this.
D. All of the above exchanges are "good for" Brooklyn area.
The number HY 1 9766 - is listed for MARYANN CLEANERS, 620 Wilson Ave, Bk.
The number 443 7886 - is listed for PERRY SMITH, at 620 Wilson Ave, Bk.
The number 756 2992 - " JOS. ROBERTSON, 289 Empire Blvd. Bk.
E. Application claims Police Dept. Retired Pension of $16,000. showing a #4251D. We have checked with "Article I" (joining force" before 1941) and with "Article II" (joining force after 1941) Neither has a record of one ERNEST DORSETT, nor does this number correspond with any information shown on application.
F. Checking acct is shown with "Westchester Assoc" 1st Ave, Westchester There is no town location, nor any listing for a bank by tis name in area.

E 299

U Occupancy standards

(1) No animals are permitted.

(2) No single people can share an apt.

(3) Efficiency apts limited to single adult or married couple.

(4) One bedroom apt. (maximum family of 2)

(5) Small 2 bedr'm apt. (maximum family of 3)

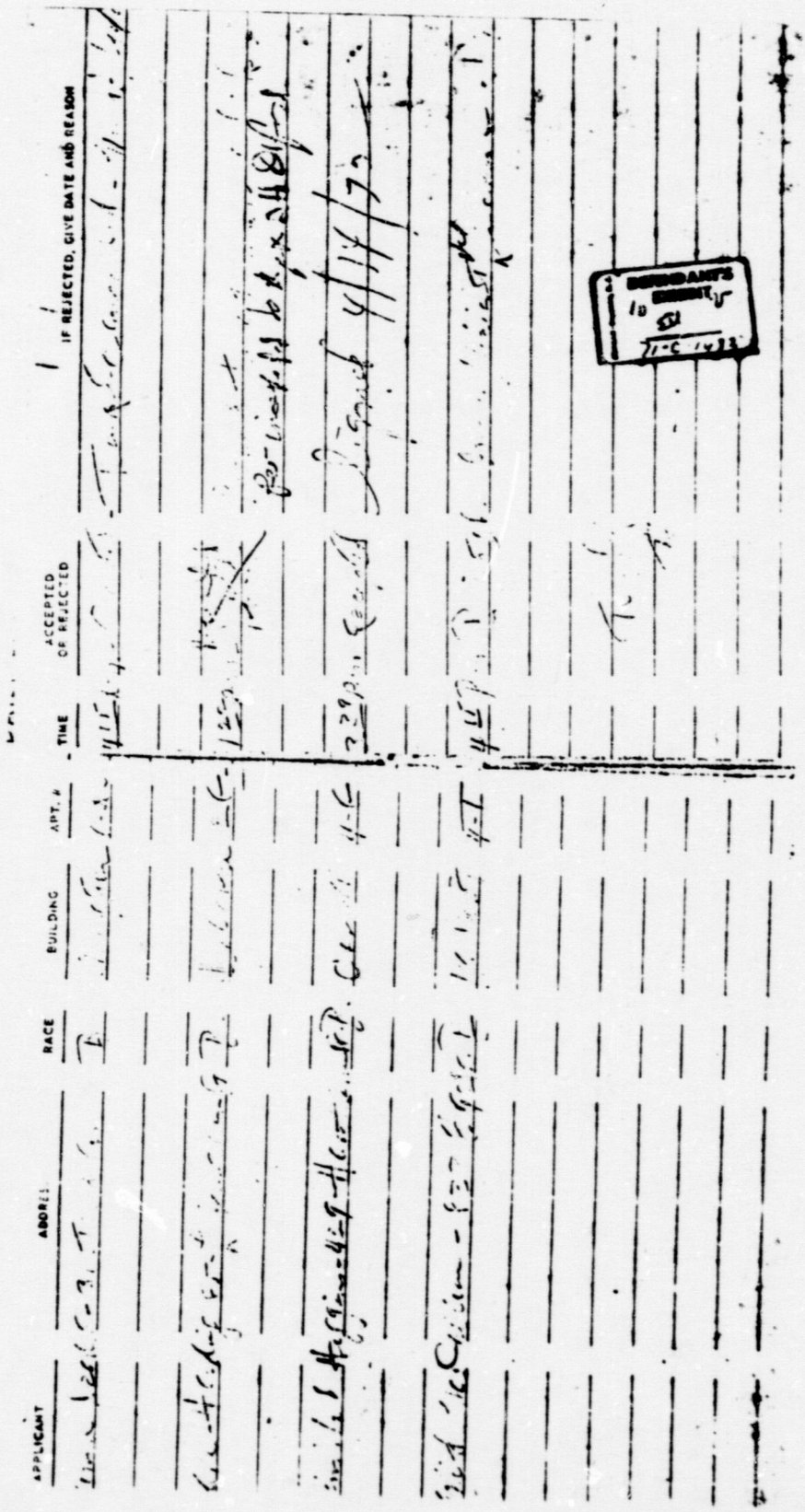
(6) Large 2 bedr'm apt. (maximun family of 4)

(7) Small 3 bedr'm apt. (maximun family of 5)

(8) Large 3 bedr'm apt. (maximun family of 6)

E 300

V Application - Log - Credit Report: apartment



ONLY COPY AVAILABLE

E 301

V Application - Log - Credit Report: apartment 4T

'72 MAR 27 PM 4 05

IFE REALTY CORP.
7-29 64th Road
Forest Hills, N.Y. 11374
Llinois 9 - {9025 / 9027

BRANCH OFFICE:
1790 Flatbush Avenue
Brooklyn, N.Y.
CLoverdale 8 - {9090 / 9091

Building West Point
Address 733 E 92 St. Bklyn
Apt. 4T Rental 295
No. of Rooms 6 Floor 4
Schedule Occ. Date 4/15/72
Lease Com. Date
Lease Term: 3 Yrs. Mos.
Security: 2 Mos. or $

ate March 27-72

APPLICATION FOR APARTMENT

NO DOGS OR CATS ALLOWED

1. Name of Applicant DAVID E McCOLLUM Sex M Age 25 Home Phone 443-3773
2. Present Address 469 CHAUNCEY ST - Bklyn Apt. # 1R How Long? 6 yrs
3. Wife or fiancee name BARBARA Age 25 No. of Children 3

ONLY THE PERSONS LISTED IN PARAGRAPH #3 ARE TO RESIDE WITH APPLICANT.

Name	Age	Sex
FRANCES	8	M
MICHAEL	5	M
GLORIA	3	F

Social Security Number 062 36 9040
Wife's Social Security Number
Other Occupants none

4. Race (See Attachment "A") Black ☑ White ☐ Other ☐
5. Present Employer or Business Affiliation WILLIS STATION
Address Brooklyn - Atlantic Ave. Bklyn Phone 771-5045
How Long Affiliated? 4MO. - longer In what capacity? MECHANICS (yearly steady)
6. Present Employer or Business Affiliation of Wife ☑ Son ☐ Daughter ☐ Co-Tenant ☐ None ☐
Name MARY KNOX Phone 643-6643
Address 813 JEFFERSON AVE Bklyn Position Domestic
7. Previous Employer, if present employment less than one year:
Name Captain Bunk Address 1455 - 86 St Bklyn
8. Your Weekly Gross Income $ 150 Exemptions 5 Take Home Pay $ 120
Wife's Income $ 85 — 51
Other Income $ 150 — 150 98
see Letter
NET FAMILY INCOME (Take Home Pay Plus "Other") $ 321 98

(Yearly steady) — Mechanics must have office only
Domestic — for past 2 yrs some employers

E 302

V Application - Log - Credit Report: apartment 4T

PLEASE STATE REGULAR PAYMENTS DUE ON THE FOLLOWING: (If None, Write None)

	Name of Creditor	Address	A/C # or Court	Monthly Payment
Bank Loans	None			
Other Loans	None			
Conditional Sales	Chrysler Credit - Regular Pay			110 mo.
Other Regular Payments	None			
Judgments & Garnishees	None.			
Alimony/Child Support	None			

Checking A/C: Banker's Trust A/C # 23465909 Address 4th Ave. & 57th St.

... case of emergency, contact ... A/C # ... Address ...

Present Landlord's Name and Address Homer Campbell Portland Ore. Amount of rent $ 161 --

Prior Address 624 Decatur St Bronx Length of your residency 6 mos

It is agreed that upon execution of the lease by applicant, said applicant shall deposit with the Landlord and/or its agents a sum (including deposit) equivalent to 3 month's rent, representing rent in advance and/or security. Applicant has hereby made deposit in the amount of $ 21 . ☐ Cash ☐ Check

It is further agreed that the sum of $ 21 shall be retained by the Landlord of the noted premises as liquidated damages by reason of applicant's withdrawal of application and/or applicant's failure to execute lease within five (5) days notice from agent to execute same.

It is agreed that this application is subject to acceptance or rejection at any time by the Landlord at his discretion.

I hereby state that the above representations are true.

By: C P Cuomi
LIFE REALTY CORP.

Harriet E Mc Cabe
APPLICANT'S SIGNATURE

Referred by: Publication ☐ Recommendation ☐

APPLICANT'S SIGNATURE

REMARKS: 100% Gov. Disability - VA File # 24545326

APPLICATION ACCEPTED ____ REJECTED ____ Date Applicant Notified ____

REASON (For Office Use Only) ____

1-62

Relationship Between Gross Monthly Rent and Income by Race and Ethnicity of Household in New York City: 1970

0-x(3)

Annual Income	Gross Monthly Rent (Median)			Rent as a % of Income		
	All Households	Black Households	Puerto Rican Households	All Households	Black Households	Puerto Rican Household
Less than $3,000	$ 91	$ 92	$ 91	73	74	73
$3,000-$3,999	95	95	92	33	32	35
$4,000-$4,999	97	96	90	26	24	29
$5,000-$5,999	100	97	91	21	20	25
$6,000-$6,999	103	99	92	18	17	21
$7,000-$9,999	112	103	95	15	13	18
$10,000-$14,999	126	111	101	11	10	14
$15,000-$24,999	154	126	112	8	7	10

Source: US Bureau of the Census, Census of Housing: 1970 Metropolitan Housing Characteristics. Final Report HC (2)-149. New York, N.Y. SMSA.

E 304

W Chart: Rent/Income ratio by race-ethnicity

D-X-⊗

Relationship Between Rental Costs and Annual Costs of a Lower Budget for a Four-Person Family in Selected Metropolitan Areas in the Northeast, Spring 1970

Metropolitan Area	Total Budget ($)	Rental Costs ($)	Rental Costs as a % of Total Budget
Boston, Mass.	7,351	1,217	16.6%
Buffalo, N.Y.	7,022	991	14.1
Hartford, Conn.	7,577	1,350	17.8
Lancaster, Pa.	6,698	981	14.6
N.Y.-N.E. NJ	7,183	1,003	14.0
Philadelphia, Pa.-N.J.	6,958	910	13.1
Pittsburgh, Pa.	6,701	950	14.2
Portland, Me.	7,130	1,067	15.0

Source: Bureau of Labor Statistics, US Dept. of Labor

E 305

X Chart: Rent/Income ratio - lower income group

E 306

Z Letter from Human Rights Commission

COMMISSION ON HUMAN RIGHTS
[illegible] NEW YORK, N. Y. 10013
[illegible]
WILLIAM W. BOOTH, Chairman
DAVID H. LITTER, Vice Chairman

Milton Mokotoff, Esq.
61 Broadway
New York, New York 10006

Dear Mr. Mokotoff:

This is in reply to your request yesterday for further clarification of the City Commission on Human Rights' proposed use of Forms CCHR-1.

These forms will be utilized solely for City Commission purposes and will be held in strictest confidence. The Commission understands that the Lefrak Organization maintains no records pertaining to race, color or national origin, that the forms will be completed from visual observation and that, therefore, absolutely accurate reporting may not be possible.

Sincerely yours,

Robert I. Wald
Director of Housing

November 20, 1968

RIW/ir

DEFENDANT'S EXHIBIT Z
71-C.1433